





Shotts

Clive Street, Shotts, ML7 4BE

Independent Estates



Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel carriage way approx half a mile then take the next left into Shotts continue down this road following the signs marked for Shotts, entering Shotts travel through the roundabout continue on to Station Road proceed to top of hill past the Station Hotel on your right and take the fourth turn on your right into Clive Street. The property is on your right hand side.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Fincancial Valuations of Offers

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Vestibule	1.17m x 1.00m	Hallway	3.93m x 0.99m
Living Room	4.93m x 4.91m	Dining Kitchen	3.84m x 3.63m
Bedroom One	3.71m x 2.40m	En-Suite	1.91m x 1.68m
Bedroom Two	3.78m x 3.60m	Bedroom Three	3.65m x 2.88m
Shower Room	2.55m x 1.89m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ

Tel: 01555 759777

Email: carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU

Tel: 01698 373737

Email: wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

The property is located within the increasingly popular town of Shotts. Ideally positioned close to the nearby towns of Wishaw and Livingston. Shotts provides a wide range of amenities including transport services, health and leisure facilities, primary and secondary schooling. The property location provides quick access for commuting both to Glasgow and Edinburgh via M8 motorway and transport services.

Independent Estates are delighted to welcome this deceptively spacious detached and extended cottage to the market. Over the years the current owner has undertaken a comprehensive scheme of upgrading. The refurbishment has been carried out to an impeccable standard using premium quality materials, fixtures and fittings. The overall result is elegant and stylish. Accommodation is arranged over ground level comprising: Entrance to property via front facing upvc door giving access to entrance vestibule with fitted carpet. Vestibule leads to spacious lounge dining with dual aspect window formations and fitted carpet. Lounge dining provides access to dining kitchen and central hallway. Dual aspect dining kitchen comprising range of base and wall mounted cabinets, laminated flooring, ample work surfaces, electric double oven, hob, extractor, integral fridge freezer, dishwasher and washing machine. The room provides access to side facing upvc exterior door with glass insert leading to side driveway.

Carpeted central hallway provides access to three double bedrooms, shower room , walk in storage and loft hatch. Bedroom one is rear facing with fitted mirrored wardrobes and carpet. Master en suite comprising low flush wc, wash hand basin, bath (shower over bath), decorative wall panelling and vinyl flooring. Bedroom two is again rear facing with fitted carpet. Front facing bedroom three with laminated flooring is currently used as home office and further benefits from fitted storage cupboard. Front facing shower room comprising low flush wc, wash hand basin, walk in double shower, fully tiled walls and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to decorative mono block with brick boundary wall and wrought iron pedestrian gate. Large mono block driveway located to side of property accessed via double wrought iron gates leads to rear mono blocked courtyard, garage and rear garden. Rear garden is mainly laid to mono block paving, decorative gravel and artificial grass. Detached single garage with up and over door, electricity and lighting supplied. The rear garden is fully enclosed via timber fencing and brick boundary walls.

EXTRAS - All floor coverings and light fittings.



Offers Over £239,000