





Shotts

Currieside Place, Shotts, ML7 4AL

Independent Estates



Directions

On 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 first turning on your left. Take the second left into Currieside Place and the property is identified by our for sale board at end of cul-de sac.

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	1.33m x 1.28m	Lounge	5.79m x 3.64m
Kitchen	3.67m x 2.49m	Upper Landing	2.56m x 0.85m
Bedroom One	3.66m x 3.12m	Bedroom Two	3.64m x 2.43m
Shower Room	2.71m x 1.59m		

Offices

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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.

Currieside Place is situated within quiet cul-de-sac setting yet within walking distance from local amenities including shops, schools, health services, train station and bus services. The property also gives easy access to M8 and M74 motorway networks.

Independent Estates are proud to welcome to the market this beautifully presented and deceptively spacious mid-terraced villa. The property is presented in immaculate order throughout. Accommodation comprises: Entrance to property via front facing upvc door with glass insert. Gives access to entrance hallway with tiled flooring, side facing window and storage cupboard. Spacious lounge with front facing picture window, feature wall, fitted storage cupboard and fitted carpet. Lounge leads to kitchen and staircase. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob extractor and vinyl flooring. The kitchen also gives access to rear garden via upvc half glazed door.

Carpeted upper landing gives access to two double bedrooms, shower room and loft hatch. Bedroom one is of good proportions with front facing window, double fitted wardrobes and fitted carpet. Bedroom two is rear facing with fitted carpet and storage cupboard. Shower room comprising three piece suite including low flush w/c, wash hand basin with vanity, walk in shower area with miria digital drench shower, feature lighting, fully tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative mono block providing off street parking and timber fencing. Rear garden is mainly laid to mono block paving with timber fencing.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £108,500