





Shotts

Caledonia Road, Shotts, ML7 4DU

Independent Estates



Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the dual 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 second turn on your right into Dyfrig Street. Take your second left onto Caledonia Road and 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 Hallway	1.55m x 1.39m	Lounge	4.14m x 4.06m
Kitchen	5.37m 1.97m	Upper Landing	2.06m x 1.58m
Bedroom One	4.44m x 2.87m	Bedroom Two	3.38m x 3.32m
Bathroom	1.97. x 1.67m		

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.

Independent Estates are delighted to welcome this deceptively spacious mid terrace villa. The property is situated within easy reach of local amenities including supermarkets, local independent retailers, health and leisure facilities. Excellent links for commuting via bus and five minute walk to train station. M8 motorway network is only a ten minute drive away and provides easy access to Glasgow/Edinburgh and central belt.

Accommodation comprises: Entrance to property via front facing upvc giving access to entrance hallway with solid wood flooring. Hallway leads to lounge and carpeted staircase. Spacious front facing lounge with bay style window formation, decorative alcove and solid wood flooring. The lounge leads to fully fitted contemporary kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, vinyl flooring, electric oven, hob and extractor. The kitchen gives access to utility store again with fitted storage and work surface. The kitchen gives access to rear garden via half glazed upvc door.

Carpeted upper landing gives access to two double bedrooms, bathroom and loft hatch. Bedroom one boasts two front facing window formations, fitted storage cupboard and carpet. Rear facing bedroom two with fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin with vanity, bath, shower (over bath), decorative shower wall and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel and paving with timber boundary fencing. Large rear garden is mainly laid to lawn with decorative paved patio, matured hedging and timber fencing.



Offers Over £114,000