





Shotts

Den Lane, Shotts, ML7 4JW

Independent Estates



Directions

On entering Shotts via Allanton Road continue along this road and turn left on to Burnbrae Road. On entering Shotts continue straight through first roundabout then continue to top of hill passing train station on your left hand side. Continue along and go straight ahead at next mini roundabout. Travel to top of hill and take your thrid left into Shottskirk Road. Take your next left then first right into Burnside Crescent. Take your next right into carpark. Walk through lane on the right hand side. The property is situated on your left identified by our for sale board.

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.

Financial 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	3.57m x 1.87m	Lounge	4.27m x 3.50m
Dining Kitchen	5.42m x 3.34m	Upper Landing	2.06m x 1.98m
Bedroom One	4.45m x 3.11m	Bedroom Two	3.77m x 3.32m
Shower Room	2.00m x 1.71m		

Offices

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Situated in the popular town of Shotts with all its amenities and transport services. Den Lane provides easy access for commuting both to Glasgow and Edinburgh via motorway and transport services.

Independent Estates are proud to present to the market this deceptively spacious mid terraced villa. Entrance to the property is via front facing upvc door with glass insert leading to entrance hallway with laminated flooring leading to lounge and carpeted staircase with timber balustrade. Front facing lounge with laminated flooring opens into large dining kitchen. Dining kitchen comprising range of base and wall mounted units, ample work surfaces, laminated flooring, rear facing window and upvc exterior door giving access to rear garden. The dining area boasts rear facing French doors again opening out into rear garden.

The carpeted upper landing gives access to two double bedrooms, shower room and loft hatch. Bedroom one is front facing with fitted carpet and storage cupboard. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin, shower, vinyl flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders and timber fencing. Rear garden is mainly laid to paving with raised timber deck patio and timber fencing.



Offers Over £109,000