





Shotts

Nevis Place, Shotts, ML7 5LL

Independent Estates



Directions

Entering Shotts from Allanton take first right at Stane corner, then fourth left into Springhill Road. Continue to the top of the hill and take last turn on your left into Tulloch Road. Continue down hill and take your first right into Nevis Place. The property is situated on your left hand side identified by our for sale sign.

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	4.45m x 1.85m	Lounge	4.59m x 3.23m
Kitchen	5.26m x 2.29m	Upper Landing	1.90m x 1.30m
Bedroom One	4.31m x 3.00m	Bedroom Two	3.87m x 3.27m
Bathroom	2.33m x 1.88m		

Offices

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

Independent Estates welcome to the market this spacious mid-terraced villa offering excellent family accommodation comprising: Entrance to property via front facing upvc door. Gives access to entrance hallway with laminated flooring and two fitted storage cupboards. Front facing lounge with fitted carpet. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls and laminated flooring. The kitchen also gives access to rear facing upvc door with glass insert leading to rear garden.

Carpeted upper landing leads to two double bedrooms, bathroom, storage cupboard and loft hatch. Bedroom one is front facing with fitted storage cupboard, fitted mirrored wardrobe and carpet. Bedroom two is rear facing with fitted carpet. Rear facing bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower, (over bath) fully tiled walls and tiled flooring.

The property boasts gas central heating and double glazing throughout. Front garden is mainly laid to lawn with paving and timber fencing. Rear garden is mainly laid to decorative paving and gravel with timber fencing and garden store.



Offers Over £89,000