





Shotts

8 Windsor Place, Shotts, ML7 4DT

Independent Estates



Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel carriage way approximately 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 third turn on your right into Windsor Street. Travel along and take your first left into Windsor Place. 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.

Financial Evaluation of Offer

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	1.19m x 1.01m	Entrance Hallway	4.36m x 1.66m
Lounge	4.24m x 3.45m	Dining/Kitchen	3.31m x 3.19m
Bedroom One	4.24m x 3.27m	Bedroom Two	3.91m x 3.09m
Bathroom	2.00m x 1.64m		

Offices

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Situated within popular Shotts area and positioned well for local amenities including bus and rail transport links, supermarket, both secondary and primary schooling and easy access to M8 motorway network.

Independent Estates are delighted to welcome to the market this rarely available lower cottage flat within sought after cul de sac setting. The property is of sizeable proportions and offers modern and contemporary accommodation. The finish is to an exceptionally high standard inside and out and a true credit to current vendors. Accommodation is arranged over ground level and comprises: Entrance to property via front facing upvc door with glass insert leading to entrance vestibule with high quality wood effect laminate flooring. Gives access to entrance hallway again with laminated flooring. Hallway leads to all accommodation including large storage cupboard. Generous front facing lounge with feature wall incorporating decorative lighting, recesses and integral flush log effect electric fire. The lounge further boasts wood effect laminate flooring and feature ceiling lighting. Recently updated modern fitted kitchen comprising range of base and wall mounted units, ample work surfaces, laminated flooring, integral appliances including double oven, fridge freezer, dishwasher, electric hob and extraction. The kitchen gives access to rear garden via half glazed upvc exterior door.

Bedroom one is front facing with fitted wardrobes and carpet. Bedroom two is facing with double mirrored wardrobes and fitted carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), decorative wet walls and lino flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to mono-block providing ample off street parking, lawn area and timber fencing. Extensive rear garden is mainly laid to lawn with timber fencing.



Offers Over £79,995