





SHOTTS

2 Currieside Avenue, SHOTTS, ML7 4AJ

Independent Estates



Travel 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 first turning on your left. At bottom of hill take first right into Currieside Avenue and the property is identified by our for sale board on your left.

Entrance Vestibule	1.33m x 1.06m	Entrance Hallway	3.84m x 1.05m
Lounge	4.52m x 3.50m	Kitchen	3.79m x 2.25m
Bedroom One	4.07m x 3.81m	Bedroom Two	3.62m x 2.30m
Shower Room	2.56m x 1.50m		

Viewing: [Strictly by appointment via Independent Estates](#)

Offices:

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Situated within popular Shotts area and positioned well for local amenities including bus and rail transport links, supermarket, variety of independent retailers, restaurant and eateries. Health and leisure facilities as well as both secondary and primary schooling. Currieside Avenue provides easy access to M8 motorway network.

Independent Estates are delighted to offer this deceptively spacious lower cottage flat. The property has undergone full upgrading by current vendor and offers walk in immaculately presented accommodation comprising: Entrance to property via side facing upvc door with glass insert leading to entrance vestibule with laminated flooring. Vestibule leads to entrance hallway again with laminated flooring giving access to lounge, two double bedrooms, shower room and fitted storage. Generous front facing lounge with laminated flooring. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, luxury click vinyl flooring, breakfasting bar, fitted electric oven, hob and extractor.

Bedroom one is front facing with fitted wardrobes and carpet. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle with power shower, fully tiled walls, tiled flooring and feature lighting.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with timber fencing. Large rear garden is again mainly laid to lawn with large paved patio area and timber fencing.

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



Offers Over £69,000