





Shotts

2 Greenwood Street, Shotts, North Lanarkshire, ML7 4DN

Independent Estates



Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel 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 first left onto Greenwood Street 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.

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 Hallway	2.71m x 0.97m	Lounge	2.71m x 0.97m
Dining Area	7.48 x 2.91m	Kitchen	5.94m x 4.47m
Master Bedroom	3.78m x 4.40m	Master En-Suite	3.54m x 2.40m
Bedroom Two	4.75m x 3.08m	Bedroom Two En-Suite	2.97m x 2.13m
Bedroom Three	3.74m x 2.93m	Bedroom Three En-Suite	2.68m x 1.40m
Bedroom Four	4.34m x 2.91m	Bedroom Four En-Suite	1.62m x 1.39m
Bathroom	2.41m x 2.87m	Pool Cloakroom	1.69m x 2.59m
Pool Area	15.67m x 8.46m	Entertainment Room	7.83m x 7.18m
Games Room	5.30m x 7.20m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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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 rare opportunity to purchase a truly bespoke family home. This Detached Bungalow offers generous accommodation arranged over two floors and benefits from its own heated swimming pool! 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 double storm doors. Entrance vestibule with tiled flooring leads to generous reception hallway via decorative timber glazed door with matching side panelling. Carpeted reception hallway with fitted carpet gives access to lounge, four bedrooms, family bathroom, swimming pool, staircase with decorative balustrade and fitted storage. Formal lounge/dining room with front and side window formations, fitted carpet, feature lighting and decorative freestanding fireplace. Dining area is side facing with decorative wall panelling and leads to large kitchen diner. Side facing family kitchen offering range of base and wall mounted units, ample work surfaces, double electric oven, hob and extractor. The kitchen further boasts large breakfasting bar, feature lighting, tiled flooring and partially tiled walls. Access is given to pool area as well as side entrance hallway.

Master bedroom is front facing with bank of mirrored wardrobes and fitted carpet. Master en-suite comprising his and hers wash hand basins with vanity, low flush wc, double shower cubicle with power shower, fully tiled walls and tiled flooring. Bedroom two is rear facing with fitted mirrored wardrobes and fitted carpet. En suite comprising low flush wc, wash hand basin, shower cubicle with power shower, fully tiled walls and tiled flooring. Bedroom three is front facing with fitted mirrored wardrobes and carpet. En suite comprising low flush wc, wash hand basin with vanity, fully tiled walls and tiled flooring. Bedroom four is again front facing with fitted mirrored wardrobes and laminated flooring. En suite comprising low flush wc, wash hand basin with vanity, fully tiled walls and tiled flooring. Family bathroom comprising five piece suite including low flush wc, wash hand basin with vanity, bidet, corner bath, double shower cubicle with power shower, decorative lighting, fully tiled walls and tiled flooring.

Swimming pool area with lantern vaulted roof design allowing abundance of natural light. Generously sized heated pool with decorative lighting and integrated resistance swimming jets. Seven person sunken jacuzzi with multiple hydro jets. Shower area and cloakroom changing room with low flush wc and wash hand basin. The pool area gives access to rear private patio area via upvc double French doors. Patio area is fully mono-blocked with timber fencing, barbecue area, decorative lighting and access to garage.

Entertainment rooms are accessed via carpeted staircase within reception hallway. These basement rooms provide their own social area including full size bar, lounge and dance floor area with feature lighting. Adjoining full size snooker room/games room. Basement also provides cloakroom wc comprising low flush wc and wash hand basin. Large storage cupboard is also accessible.

The property boasts full gas central heating, double glazing and home security system. Surrounding grounds which have been fully mono blocked providing ease of maintenance. Large driveway to side accessed via powered security gate providing ample parking for several vehicles. Leads to double garage with up and over doors. Electricity and lighting provided.

EPC-D



Offers Over £510,000