





SHOTTS

15 Appin Terrace, SHOTTS, ML7 5JP

Independent Estates



Travel Directions

Entering Shotts from Allanton take first right at Stane corner, then fourth left into Springhill Road. Take your third left onto Melford Avenue. Take your second left into Appin Terrace and the property is at end of street on your left.

ENTRANCE HALLWAY	1.48m x 2.73m	LOUNGE	3.20m x 5.59m
KITCHEN	3.90m x 2.65m	UPPER HALLWAY	1.93m x 1.97m
BEDROOM ONE	4.02m x 2.76m	BEDROOM TWO	2.77m x 3.99m
BATHROOM	1.68m x 1.87m		

Viewing:

Strictly by appointment via Independent Estates

Offices:

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

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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

Independent Estates are delighted to welcome this spacious end terraced villa to the market. The property would be ideal for the first time buyer offering accommodation comprising: Entrance to property via front facing upvc door leading to entrance hallway. Carpeted entrance hallway leads to lounge/dining, fitted kitchen and carpeted staircase. Generous front and rear facing lounge/dining with fitted carpet. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, double electric oven, hob, extractor and laminated flooring. The kitchen gives access to rear garden via upvc door.

Carpeted upper landing leads to two double bedrooms, bathroom, large storage cupboard and loft access. Bedroom one is front facing with fitted carpet. Bedroom two is rear facing with fitted carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, fully tiled walls and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with timber fencing. Private rear garden is again mainly laid to lawn with paved and gravel patio, garden shed and timber fencing.

EXTRAS - All floor coverings and window blinds.
EPC-D.



Offers Over £82,000