



## 167 Torbothie Road

Torbothie, Shotts, ML7 5NE

**Offers over £189,000**

Pomphreys Properties are delighted to present to the market a substantial sized detached bungalow, situated within an excellent sized corner plot, having an open outlook to front and bound by lovely well maintained and easy to manage garden grounds to front, side and rear.

Early internal viewing is a must to appreciate the style and size of accommodation on offer here.

The property in its entirety comprises bright entrance porch, welcoming reception hallway, large lounge semi open plan to dining room, a super sized dining kitchen with built in appliances and a full length window overlooking the rear garden, utility room, walk in larder, 3 double bedrooms all with fitted wardrobes, conservatory offering access to the garden and an immaculate four piece bathroom.

Further benefits include a new professionally installed disability ramp, upvc Double Glazing, new combi boiler providing gas central heating and new gutters and soffits. A garage with a new door and two off street parking spaces are located in the rear garden.

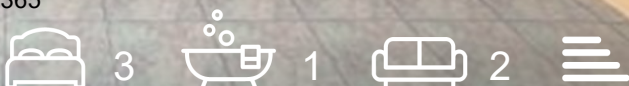
EPC C

Torbothie Road is situated a few minutes from Shotts Centre with its many amenities and is ideally situated for commuting to Glasgow, Edinburgh and the central belt, via both the M8 and M74 motorway networks. The Train Station, providing free parking, is located a 5 minute drive away and the Local Bus Service Stop is also within a short walk. The Sports Centre, Medical Centre and all primary and secondary schooling are also located close by.

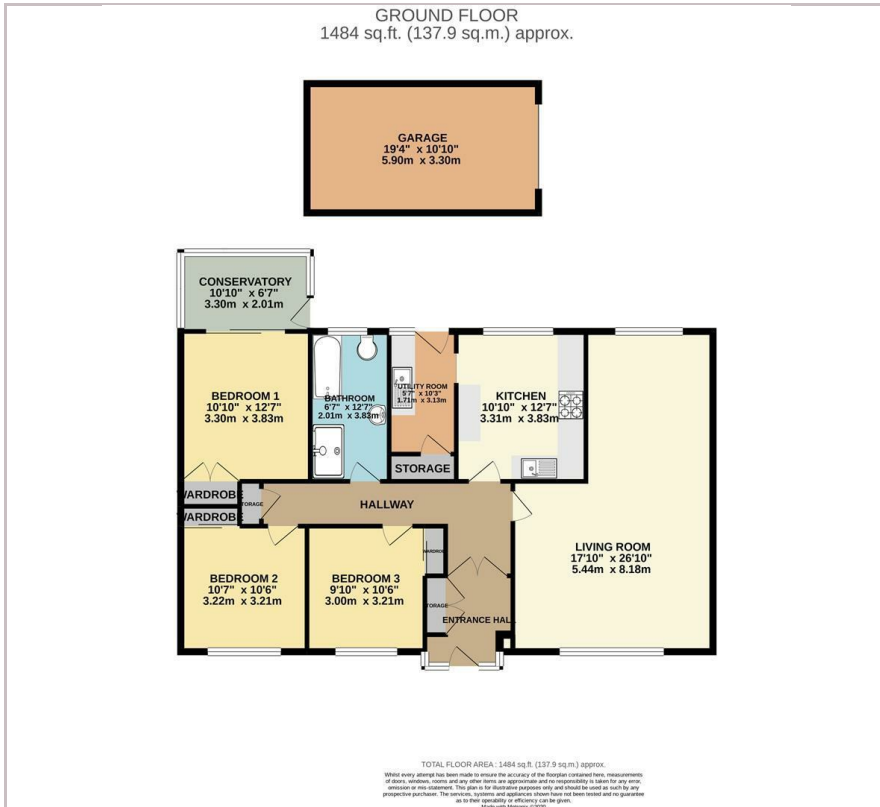
- Substantial Detached Bungalow
- Lovely landscaped gardens to front side and rear
- Off street parking and garage
- Three Double Bedrooms with fitted wardrobes
- Conservatory
- Professionally Installed Disability Ramp
- Spacious bright lounge semi open plan to fab dining area
- Super sized kitchen with full length window and utility room with walk in cupboard
- Partially floored attic space
- New combi boiler

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.