





SHOTTS

178 Shottskirk Road, SHOTTS, ML7 4EJ

Independent Estates



Travel Directions

On entering Shotts via Allanton Road continue along this road and turn left on to Burnbrae Road. On entering Shotts continue straight through first roundabout then continue to top of hill passing train station on your left hand side. Continue along and go straight ahead at next mini roundabout. Travel to top of hill and take your third left into Shottskirk Road. The property is situated on your right identified by our for sale board.

ENTRANCE HALLWAY	1.84m x 3.59m	LOUNGE	3.55m x 7.0m
KITCHEN	2.72m x 3.63m	HALF LANDING	2.05m x 1.93m
BEDROOM ONE	4.46m x 3.16m	BEDROOM TWO	3.36m x 3.03m
BATHROOM	1.67m x 2.04m		

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

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.

178 Shottskirk Road, SHOTTS, ML7 4EJ

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. Shottskirk Road provides easy access to M8 motorway network.

Independent Estates are delighted to welcome to the market this fabulously presented mid terraced villa. The property is arranged over two levels with accommodation comprising: Entrance to property over double glazed upvc door leading to entrance hallway with laminated flooring. Hallway gives access to lounge/dining and carpeted staircase with decorative timber balustrade. Generous and bright family lounge/dining area benefitting from front and rear facing window formations, feature lighting and laminated flooring. Rear facing kitchen comprising quality contemporary kitchen offering both base and wall mounted units, ample work surfaces, integral appliances including fridge freezer, dishwasher, washing machine, electric oven, microwave, gas hob and extractor. The kitchen further benefits from counter lighting and laminated flooring.

Carpeted upper landing leads to two two double bedrooms, bathroom and loft hatch. Bedroom one is front facing with double fitted wardrobes and fitted carpet. Bedroom two is rear facing with double mirrored wardrobes and fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), feature lighting, fully tiled walls and tiled flooring.

The property boast full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with paved pathway. Rear garden has recently undergone a complete transformation with large raised deck patio area incorporating seating area, decorative lighting and its very own bar area! The property further benefits from single garage with up and over door.

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



Offers Over £84,500