







**SHOTTTS**

78 Bon Accord Cres, SHOTTTS, ML7 4DZ

Independent Estates





## Travel 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 fourth turning on your left into Bon Accord Crescent. The property is on your left hand side.

ENTRANCE HALLWAY	4.74Mm x 1.22m	LOUNGE	4.33m x 3.72m
KITCHEN	2.84m x 4.18m	BEDROOM ONE	3.63m x 4.0m
BEDROOM TWO	3.63m x 3.01m	SHOWER ROOM	1.81m x 2.56m

Viewing:

Strictly by appointment via Independent Estates

### Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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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. Bon Accord Crescent provides easy access to M8 motorway network.

Independent Estates are delighted to welcome to the market this delightful semi detached bungalow. The property has undergone a refurbishment program by the current vendor and offers walk in accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Entrance hallway with laminated flooring leads to lounge, two double bedrooms, shower room and loft hatch with fully floored loft space. Spacious front facing lounge with solid wood flooring, decorative alcove and electric feature fireplace. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls and laminated flooring. The kitchen benefits from electric oven, gas hob and extractor. A rear facing upvc door gives access to rear garden.

Bedroom one is front facing with laminated flooring. Bedroom two is rear facing with fitted storage and laminated flooring. Rear facing shower room comprising low flush wc, wash hand basin, shower cubicle, fully tiled walls, tiled flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative timber fencing. Extensive tarmac driveway to side providing ample off street parking for several vehicles. Truly exceptional rear garden space again with hard standing parking area, lawn, decorative slate area with large raised timber deck patio. The whole rear garden is fully enclosed with timber fencing.

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

Offers Over £103,000

