





SHOTTS

179 Station Road, SHOTTS, ML7 4BQ

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 the property is situated on your left identified by our for sale board.

Entrance Hallway	5.94m x 1.91m	Lounge	5.45m x 3.37m
Dining Room	3.34m x 2.64m	Kitchen	5.00m x 2.41m
Master Bedroom	4.42m x 3.18m	En suite	1.81m x 1.71m
Bedroom Two	5.91m x 3.21m	Bedroom Three	4.43m x 3.12m
Bedroom Four	3.15m x 3.06m	Cinema room/Bed five	6.21m x 4.26m
En suite	2.95m x 2.03m	Home Office	4.15m x 3.04m
Utility	2.63m x 1.98m	Family Bathroom	2.41m x 2.25m
Viewing:	Strictly by appointment via Independent Estates		

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Station Road is situated within easy access to local amenities including Primary and Secondary schooling, supermarket and transport links including bus, rail and road. The property also gives easy access to the M8 motorway network.

Independent Estates are proud to welcome to the market this magnificent detached villa. The property has been meticulously upgraded and offers a contemporary family home providing bright and generously proportioned accommodation over three levels.

Entrance to property via front facing upvc door with glass insert and matching glazed side panel. Gives access to entrance hallway with solid wood flooring and feature lighting. Hallway leads to lounge, kitchen, master bedroom, and both upper and lower carpeted staircases. Generous front facing lounge with bay style window formation, solid wood flooring and feature lighting. Leads through open access to formal dining room with solid wood flooring, feature lighting and rear facing patio doors opening out onto balcony. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, decorative lighting, quality integral appliances including electric oven, microwave, dishwasher and fridge freezer.

Master bedroom is front facing with bay style window formation, solid wood flooring, walk in wardrobe and feature lighting. Side facing master en-suite comprising low flush wc, wash hand basin, double shower cubicle with electric shower, fully tiled walls and tiled flooring.

Carpeted upper landing with fitted storage and loft access, leads to three bedrooms and family bathroom. Bedroom two boasts front and rear facing windows (rear velux) and fitted carpet. Bedroom three is front facing with fitted carpet. Bedroom four is rear facing (velux) with fitted carpet. Rear facing family bathroom comprising low flush wc, wash hand basin with vanity, P shape jacuzzi bath, shower, (over bath), fully tiled walls, tiled flooring and heated towel rail.

Lower level hallway leads to additional master bedroom currently utilized as home cinema with rear facing window, and exterior door with glass insert. This generous room offers feature lighting and fitted carpet. Master en-suite comprising low flush wc, wash hand basin with vanity, double shower cubicle with power shower, fully tiled walls and tiled flooring.

Large office space with fitted storage and lino flooring. Leads to utility room with rear facing window and access to rear garden via upvc door with glass insert.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to decorative stones with paved pathway and brick boundary wall with wrought iron gate. Fully mono-blocked rear garden with double timber gates and matured conifer hedging providing privacy.

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

Offers Over £245,000

