





SHOTTS

33A Quarry Street, SHOTTS, ML7 4AE

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. Take your next left into Park Road. Take next right onto Quarry Street. The property is situated on your left identified by our for sale board.

ENTRANCE HALLWAY	2.49m x 1.09m	LOUNGE	4.60m x 3.40m
KITCHEN	2.68m x 2.41m	BEDROOM 1	3.46m x 2.92m
BATHROOM	1.87m x 1.69m		

Viewing:

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. Quarry Street provides easy access for commuting both to Glasgow and Edinburgh via motorway and transport services.

Independent Estates welcome to the market this deceptively spacious one bedroom upper cottage flat. The property would be ideal for the first time buyer or buy to let investor. Entrance to property via side facing upvc door. Gives access to entrance staircase with fitted carpet and side facing window. Entrance hallway with fitted carpet leads to lounge, kitchen, bathroom, storage cupboard and loft hatch. Front facing lounge with feature fireplace incorporating electric fire. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, gas hob, extractor and lino flooring.

Bedroom one is rear facing with fitted carpet. Bathroom comprises three piece suite including low flush w/c, wash hand basin, bath, partially tiled walls and lino flooring. The property benefits from gas central heating and double glazing throughout. The property benefits from large side garden which is mainly laid to lawn with timber fencing.

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



Fixed Price £42,000