





Shotts

65 Springhill Road Shotts ML7 5JA

Independent Estates



Directions

Entering Shotts from Allanton take first right at Stane corner, then fourth left into Springhill Road. The property is situated on your left hand side identified by our for sale sign.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Vestibule	1.43m x 1.39m	Entrance Hallway	5.74m x 1.97m
Lounge	5.11m x 3.53m	Kitchen	4.37m x 2.79m
Bedroom One	5.41m x 3.63m	Bedroom Two	3.76m x 3.09m
Bedroom Three	3.21m x 2.89m	Bathroom	1.90m x 1.70m

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.

Springhill Road is situated within easy access to local amenities and transport links including bus, rail and road. The property also gives easy access to the M8 & M74 motorway network.

Independent Estates are proud to welcome to the market this deceptively spacious detached bungalow. The property has undergone significant upgrading by current vendors by way of full integral garage conversion. The home provides bright and generously proportioned accommodation over one level. Accommodation comprises: Entrance to property via front facing upvc door with glass insert leading to entrance vestibule with fitted carpet. Entrance hallway with fitted carpet gives access to lounge, three double bedrooms, bathroom, storage cupboards and loft hatch. Spacious front facing lounge with bay style window formation and fitted carpet. Generous dining/kitchen comprising range of base and wall mounted units, ample work surfaces, gas hob, electric oven and extractor. Dining kitchen benefits from rear facing window and exterior door leading to rear garden.

Bedroom one is front and rear facing with triple mirrored wardrobes and fitted carpet. Bedroom two is front facing with fitted mirrored wardrobes and laminated flooring. Bedroom three is rear facing with laminated flooring. Rear facing bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath), partially tiled walls and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel and mono-block paving driveway for several vehicles. Rear garden is mainly laid to lawn with paved patio, brick boundary wall and timber fencing.

****The property has current planning consent for rear extension equating to additional 39 square meters. Details are available on request.****

EXTRAS - All floor coverings, light fittings, window blinds, white goods and timber shed.



Offers Over £175,000