





Shotts

118 Rosehall Road, Shotts, ML7 5BS

Independent Estates



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 turning on your left. Take your third right into Rosehall Road. Continue down hill and property is situated on your right.

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	1.51m x 1.00m	Lounge	4.60m x 4.37m
Dining Room	3.03m x 2.77m	Kitchen	4.12m x 2.76m
Bedroom One	4.44m x 3.30m	Bedroom Two	3.45m x 3.01m
Bedroom Three	3.31m x 2.41m	Bathroom	2.41m x 1.89m
		Garage	6.35m x 5.94m

Offices

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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.

Independent Estates are delighted to welcome to the open market this immaculately presented both internally and externally detached bungalow. Situated within easy reach of local amenities including supermarkets, local independent retailers, health and leisure facilities. Excellent links for commuting via bus and five minute walk to train station. M8 motorway network is only a ten minute drive away and provides easy access to Glasgow/Edinburgh and central belt.

The property offers deceptively spacious accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to entrance vestibule with solid oak flooring. Leads to reception hallway with solid oak flooring. Hallway gives access to lounge, kitchen, three bedrooms, bathroom, fitted storage and loft hatch. Generous front facing lounge is accessed via French glazed doors with oak flooring, feature lighting, decorative fireplace incorporating electric fire. Lounge gives access to formal dining room via glazed French doors with rear facing picture window and oak flooring. Fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, breakfasting bar electric double oven, gas hob, extractor, fridge freezer, decorative lighting, partially tiled walls and tiled flooring. The kitchen also gives access to fitted storage cupboard and rear facing upvc door with glass insert.

Bedroom one is boasts two front facing window formations, full length mirrored wardrobes and oak flooring. Bedroom two is rear facing with picture window and oak flooring. Bedroom three is front facing with solid oak flooring. Rear facing luxury bathroom comprising three piece suite including low flush wc, wash hand basin with vanity, bath, electric shower (over bath), decorative lighting, fully tiled walls and tiled flooring.

The property boasts full gas central heating, double glazing, alarm system throughout. Front garden is mainly laid to decorative gravel with sold boundary wall and wrought iron gate. Tarmac driveway is located to side of property accessed via wrought iron double gates. Driveway leads to rear tarmac parking area and detached brick double garage with automatic roller door, electricity, lighting and side pedestrian access door all provided. Rear garden is mainly laid to decorative turf, gravel and paving. The garden further boasts water feature, garden pergola and timber boundary fencing.



Offers Over £219,000