





Shotts

50 Bute Crescent, Shotts, ML7 4HG

Independent Estates



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. Travel to top of hill and past Shotts Bon Accord on your right. Take next left onto Bute Crescent and the property is situated on your right identified by our for sale board.

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

Kitchen	3.39m x 2.33m	Lounge	5.86m x 3.38m
Bedroom One	4.44m x 2.68m	Bedroom Two	3.40m x 2.71m
Bathroom	2.35m x 1.67m		

Offices

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Situated within popular Shotts area and positioned well for local amenities including bus and rail transport links, supermarket, both secondary and primary schooling and easy access to M8 motorway network.

This freshly decorated and spacious end terraced villa offers excellent accommodation positioned within quiet cul-de-sac setting. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Entrance hallway with laminated flooring gives access to lounge and carpeted staircase. Front and rear facing lounge diner with laminated flooring and feature lighting. Lounge opens into side facing fully fitted contemporary kitchen comprising range of base and wall mounted units feature lighting, ample work surfaces, electric oven, gas hob, extractor, wine chiller, integrated microwave, washing machine and dishwasher. Rear facing upvc door with glass insert leading to rear garden.

Side facing carpeted upper landing gives access to two double bedrooms, bathroom and loft hatch. Bedroom one boasts two front facing windows, fitted storage cupboard and carpet. Bedroom two is rear facing with double mirrored wardrobes and carpet. Rear facing bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath), feature lighting and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with timber fencing. Large mono block driveway situated to side of property providing ample off street parking. Rear garden is mainly laid to decorative paving and gravel with lawn area timber garden shed and fencing.

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



Offers Over £85,000