



## 7 Southfield Avenue

Shotts, ML7 5LP

**Offers over £185,000**

CLOSING DATE SET - TUESDAY 29TH NOVEMBER AT NOON

Pomphreys Properties are delighted to present to the market a substantial sized detached bungalow, situated within an excellent sized plot and bound by lovely well maintained and easy to manage garden grounds to front, side and rear.

This spacious family home must be viewed to appreciate the style and size of accommodation on offer.

The property in its entirety comprises bright entrance vestibule, large lounge, dining room, fitted dining kitchen, 3 bedrooms (master en suite and one with French Doors offering access and overlooking the rear garden) and bathroom.

The property further benefits from gas central heating, double glazing, solar panels, double garage, greenhouse and monoblock driveway, providing ample off road parking. The lovely well tended and wrap round low maintenance garden grounds offer level lawns and large paved patio's, ideal for entertaining and all enclosed by attractive manicured shrubs, gates and walls.

Southfield Avenue is situated a few minutes from Shotts Centre with its many amenities and is ideally situated for commuting to Glasgow, Edinburgh and the central belt, via both the M8 and M74 motorway networks. The Train Station, providing free parking, is located a 5 minute drive away and the Local Bus Service Stop is also within a short walk. The Sports Centre, Medical Centre and all primary and secondary schooling are also located close by.

EPC C

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- DETACHED BUNGALOW
- IMMACULATE THROUGHOUT
- THREE DOUBLE BEDROOMS
- MASTER EN SUITE
- SUBSTANTIAL GARDEN GROUNDS
- GREENHOUSE
- DINING ROOM
- SOLAR PANELS
- DOUBLE GARAGE
- DRIVEWAY



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## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.