



## 59 Springhill Road

, Shotts, ML7 5JA

**Fixed asking price £270,000**

**A FANTASTIC NEW FIXED PRICE!  
£20K BELOW RECENT HOME REPORT VALUE**

Pomphreys Properties are delighted to present to the market this substantial sized detached villa, situated within an excellent sized plot and bound by well maintained and easy to manage private garden grounds to front and rear with a driveway to either side of the property

This spacious modern family home, circa 1900, must be viewed to appreciate the style, quality and size of accommodation on offer.

Formed over two levels and comprising, on the ground floor, welcoming reception hallway, large front facing formal lounge with feature fireplace, fantastic sized family TV room, beautiful modern dining kitchen with integrated appliances, dining room, double bedroom with fab en suite, utility room and cloakroom/wc.

On the upper level are two huge bedrooms with storage and family bathroom.

Externally there is a driveway to each side of the property suitable for several vehicles and large private gardens to the rear with a landscaped front.

Springhill Road is situated a few minutes from Shotts Centre with its many amenities and is ideally situated for

- A STUNNING DETACHED VILLA
- FORMAL SITTING ROOM
- FAMILY TV ROOM
- FABULOUS KITCHEN
- DINING ROOM AND UTILITY ROOM
- THREE EXCELLENT SIZED BEDROOMS
- DOWNSTAIRS BEDROOM EN SUITE
- LANDSCAPED PRIVATE GARDEN
- TWO DRIVEWAYS FOR ACCESS
- OUTSTANDING FAMILY HOME

### 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.



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## Floor Plan



## Area Map



## Energy Efficiency Graph



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