



SHOTTS

73 Herbison Crescent, SHOTTS, ML7 SECOND PAR

Independent Estates



Travel Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the dual carriage way approx half a mile then take the next left into Shotts continue down this road following the signs marked for Shotts. On entering Shotts take the first right onto Main Street. Continue and take your second Left onto Torbothie Road. At roundabout take the first exit. At second roundabout take second exit onto Herbison Crescent. Continue and the property is situated on your left identified by our for sale board.

Lounge	4.51m x 3.63m	Kitchen/Dining	5.69m x 3.31m
Cloakroom	2.43m x 1.00m	Bedroom One	3.63m x 3.15m
En-Suite	2.63m x 1.35m	Bedroom Two	3.63m x 2.74m
Bedroom Three	3.33m x 2.67m	Bathroom	2.54m x 2.01m

Viewing:

Strictly by appointment via Independent Estates

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.

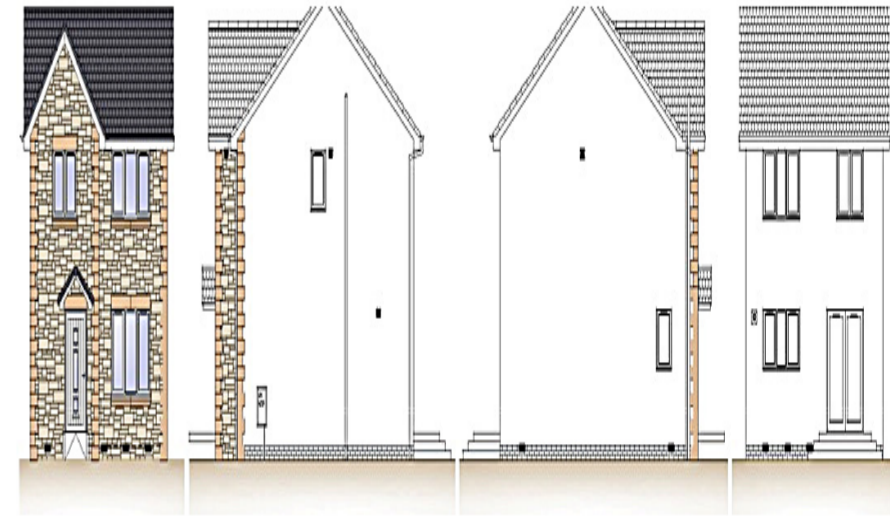
73 Herbison Crescent, SHOTTIS, ML7 SECOND PAR

Herbison Crescent 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 motorway network.

Independent Estates are proud to welcome to the market this magnificent opportunity to purchase this detached, executive family home. Providing bright and beautifully proportioned accommodation over two levels. Located in a highly sought after area with in brand new private development. Entrance to property via front facing upvc door with glass insert. Leads to entrance hallway. Hallway gives access to lounge, dining kitchen, shower room and staircase with decorative balustrade. Bright front facing lounge. Generous rear facing dining kitchen comprising range of contemporary base and wall units, ample work surfaces and integral appliances. Side facing cloakroom comprising low flush wc and wash hand basin.

Upper landing leads to three bedrooms, family bathroom and access to loft hatch. Bedroom one is rear facing with fitted wardrobes. Master en-suite is side facing comprising low flush wc, wash hand basin, shower cubicle with power shower and partially tiled walls. Bedroom two is front facing with fitted wardrobes. Bedroom three is again rear facing. Front facing family bathroom comprising low flush wc, wash hand basin, bath and partially tiled walls.

The property benefits from full gas central heating and double glazing throughout. Double driveway to front. Rear garden with patio area and timber fencing.



From £190,000