

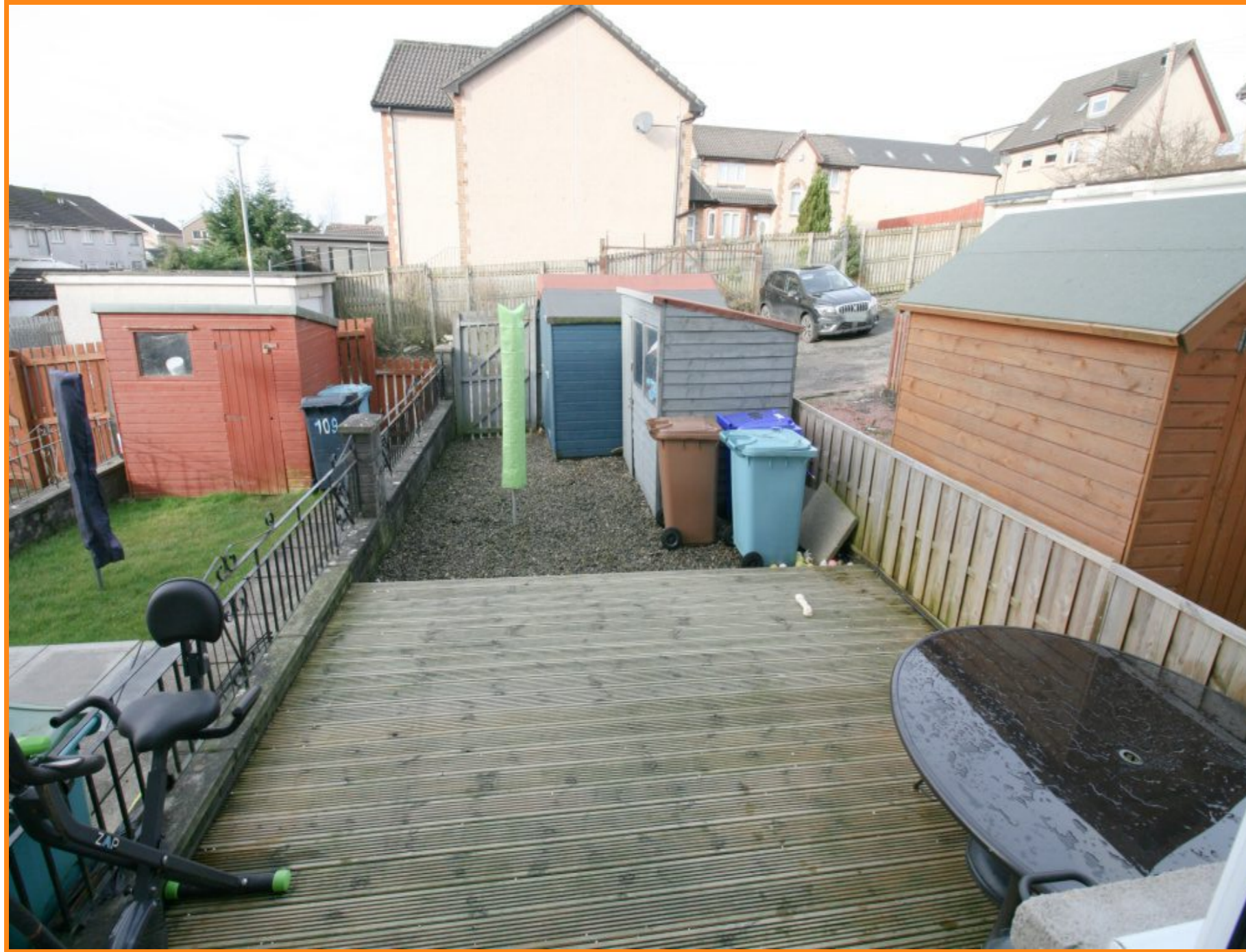




**Shotts**

111 Currieside Avenue, Shotts, ML7 4AX

Independent Estates



## Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the dual carriage way approximately 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 first turning on your left. At bottom of hill take first left into Currieside Avenue and the property is identified by our for sale board at end of cul-de sac.

## 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

Lounge	5.84m x 3.63m	Entrance Hallway	1.39m x 1.20m
Upper Landing	2.60m x 1.00m	Kitchen	3.66m x 2.67m
Bedroom Two	3.65m x 2.47m	Bedroom One	3.61m x 3.19m
		Bathroom	2.76m x 1.50m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Currieside Avenue is situated within quiet cul-de-sac setting yet within walking distance from local amenities including shops, schools, health services, train station and bus services. The property also gives easy access to M8 and M74 motorway networks.

Independent Estates are proud to welcome to the market this beautifully presented and deceptively spacious mid-terraced villa. The property is presented in immaculate order throughout. Accommodation comprises: Entrance to property via front facing upvc door with glass insert. Gives access to entrance hallway with laminated flooring, side facing window and storage cupboard. Spacious lounge with front facing picture window, feature lighting, fitted storage cupboard and laminated flooring. Lounge leads to kitchen and staircase. Rear facing recently installed modern fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, gas hob, integral fridge freezer, dishwasher, extractor and laminated flooring. The kitchen also gives access to rear garden via upvc half glazed door.

Carpeted upper landing gives access to two double bedrooms, bathroom room and loft hatch. Bedroom one is of good proportions with front facing window, double fitted wardrobes and laminated flooring. Bedroom two is rear facing with laminated flooring and fitted storage cupboard. Bathroom comprising three piece suite including low flush w/c, wash hand basin with vanity, bath, shower (over bath), decorative wet walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with paved pathway and timber fencing. Rear garden is mainly laid to timber deck, decorative gravel, and timber garden shed and fencing.

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



**Offers Over £93,500**