





Shotts

117 Currieside Avenue, Shotts, ML7 4AX

Independent Estates



Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel 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	5.78m x 3.63m	Entrance Hallway	1.38m x 1.18m
Upper Landing	2.57m x 2.52m	Kitchen	3.62m x 2.49m
Bedroom Two	3.62m x 2.51m	Bedroom One	3.64m x 3.10m
		Bathroom	2.47m x 1.58m

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.

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 leading to entrance vestibule. Vestibule with laminated flooring, storage cupboard and side facing window. The vestibule opens into lounge with laminated flooring, fitted storage cupboard, feature lighting, front facing picture window and access to carpeted staircase and kitchen. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, feature lighting, fitted storage cupboard and rear facing half glazed upvc door leading to rear garden.

Carpeted upper landing gives access to two double bedrooms, bathroom and loft hatch. Bedroom one is front facing with triple mirrored wardrobes and fitted carpet. Bedroom two is rear facing with fitted carpet and storage cupboard. Bathroom comprising three piece suite including low flush wc, wash hand basin, 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. Rear garden is benefits from large timber deck patio and decorative gravel. The property boast rear parking area and access to single brick garage with up and over door.



Offers Over £93,500