





Shotts

21 Graystonelee Road, Shotts, ML7 4JL

Independent Estates



Directions

On entering Shotts via Allanton Road continue along this road and turn left on to Burnbrae Road. On entering Shotts continue straight through first roundabout then continue to top of hill passing train station on your left hand side. Continue along and go straight ahead at next mini roundabout. Travel to top of hill and take your fifth left into Burnside Crescent. Take your first right into Graystonelee Road and the property is situated on your left.

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

Entrance Hallway	3.66m x 1.83m	Lounge	4.27m x 3.55m
Kitchen	5.47m x 3.75m	Half Landing	2.05m x 2.00m
Bedroom One	4.47m x 3.14m	Bedroom Two	3.34m x 3.06m
Shower Room	1.99m x 1.66m		

Offices

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Situated within popular Shotts area and positioned well for local amenities including bus and rail transport links, supermarket, variety of independent retailers, restaurant and eateries. Health and leisure facilities as well as both secondary and primary schooling. Shottskirk Road provides easy access to M8 motorway network.

Independent Estates are delighted to welcome to the market this fabulously presented mid terraced villa. The property is arranged over two levels with accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway with laminated flooring. Hallway gives access to lounge, dining/kitchen and carpeted staircase with decorative timber balustrade. Front facing lounge with picture window and fitted carpet. Generous rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, breakfasting bar, laminated flooring and rear facing upvc door with glass insert leading to rear garden.

Carpeted upper landing gives access to two double bedrooms, wet room and loft hatch. Bedroom one is front facing with fitted carpet and large storage cupboard. Bedroom two is rear facing with fitted wardrobes a carpet. Rear facing wet room comprising low flush wc, wash hand basin, shower, vinyl flooring and decorative wet wall.

The property boasts from on street parking to the front, full double glazing and gas central heating throughout. Front garden is mainly laid to decorative gravel with brick boundary wall. Rear garden is mainly laid to decorative gravel and paving with garden shed and timber boundary fencing.



Offers Over £98,000