





# Shotts

13 Pipers Court, Shotts, ML7 4DS

Independent Estates



## Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel carriage way approx 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 continue along past Co Op supermarket and take the forth turning on your left then first left into Pipers Court. The property is identified by our for sale board.

## 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/Dining	6.24m x 3.46m	Entrance Hallway	5.63m x 3.46m
Bedroom One	4.31m x 3.77m	Kitchen	3.60m x 2.42m
Bedroom Two	3.15m x 2.97m	En Suite	2.29m x 1.59m
		Bathroom	2.56m x 2.37m

## 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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Situated in the popular town of Shotts with all its amenities and transport services. Pipers Court provides easy access for commuting both to Glasgow and Edinburgh via motorway and transport services.

Independent Estates are proud to present to the market this deceptively spacious luxury lower cottage flat, situated within quiet gated development. Accommodation comprises: Entrance to property via front facing upvc door giving access to carpeted reception hallway, leads to all compartments including large storage cupboard. Spacious rear facing lounge/dining with French doors opening out onto private deck and fitted carpet. Front facing kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, appliances including fridge freezer, washing machine, dishwasher and laminated flooring.

Bedroom one is rear facing with fitted mirrored wardrobes and fitted carpet. Spacious master en-suite comprising three piece suite including low flush w/c, wash hand basin, corner shower cubicle with power shower, partially tiled walls and laminated flooring. Bedroom two is front facing with double mirrored wardrobes and fitted carpet. Bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, partially tiled walls and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Private parking to front. Rear garden space is fully timber decked with timber fencing.

EXTRAS - All floor coverings, light fittings and appliances.



**Offers Over £109,500**