





Shotts

14 Empire Gate, Shotts, ML7 5DH

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, on entering Shotts take the first left into car park and 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

Entrance Hallway	5.68m x 1.11m	Lounge	4.38m x 3.49m
Kitchen	3.49m x 2.29m	Bedroom One	3.70m x 3.06m
Bedroom Two	3.29m x 2.65m	Shower Room	2.00m x 1.94m

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

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Situated in the popular town of Shotts with all its amenities and transport services. Empire Gate has easy access for commuting to Glasgow and Edinburgh via M8 motorway network and rail network.

Independent Estates welcome to the market this two bedroom flat. Entrance to property via front facing solid wooden door with glass insert leading to entrance hallway with fitted carpet. Gives access to all compartments including lounge, kitchen, two bedrooms, shower room and storage cupboard. Spacious rear facing lounge with patio doors overlooking rear garden and fitted carpet. Front facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and lino flooring.

Bedroom one is rear facing with double fitted wardrobes and carpet. Bedroom two is front facing with fitted storage and carpet. Side facing shower room comprising three piece suite including low flush w/c, wash hand basin, shower, vinyl flooring and fully tiled walls.

The property boasts full gas central heating and double glazing throughout. Rear garden is mainly laid to lawn with paved pathway, garden shed and timber fencing and private parking to front.

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



Offers Over £80,000