





Shotts

12 Park Court, Shotts, ML7 5BF

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 second 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	6.37m x 2.75m	Lounge	4.08m x 3.17m
Kitchen	3.20m x 2.56m	Bedroom One	4.00m x 3.17m
Bedroom Two	3.77m x 2.70m	Box Room	2.69m x 1.14m
Shower Room	2.74m x 1.67m		

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.

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

Independent Estates are delighted to welcome to the market this two bedroom top floor apartment. The property has just undergone a full redecoration including new carpets throughout offering truly walk in accommodation. The property would be an ideal first time buyer. Entrance to building via secure entrance. Entrance to property via solid wooden door leading to generous hallway with laminated flooring giving access to all compartments including storage and loft hatch. Generous front facing lounge with bay style window formation and fitted carpet. Side facing modern fitted dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and vinyl flooring.

Bedroom one is side facing with fitted carpet. Bedroom two is front facing with fitted carpet. Box room/office space is rear facing with laminated flooring. Shower room comprising low flush wc, wash hand basin, shower, fully tiled walls, heated towel rail and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Private gardens to front and private residents parking to rear.

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



Offers Over £70,000