





# Shotts

86 Tulloch Road, Shotts, ML7 5LE

Independent Estates



## Directions

Entering Shotts from Allanton take first right at Stane corner, then fourth left into Springhill Road. Continue to the top of the hill and take last turn on your left into Tulloch Road. The property is situated on your right and side identified by our for sale sign.

## 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	4.60m x 1.85m	Lounge	4.51m x 3.11m
Dining/Kitchen	5.18m x 2.29m	Upper Landing	1.80m x 1.31m
Bedroom One	4.19m x 3.01m	Bedroom Two	3.77m x 3.25m
Bathroom	2.36m x 1.80m		

## 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. Tulloch Road provides easy access for commuting both to Glasgow and Edinburgh via motorway and transport services.

Independent Estates are delighted to present to the market this spacious semi-detached villa offers excellent family accommodation of: Entrance to property via front facing upvc door with glass insert. Gives access to entrance hallway with fitted carpet and two fitted storage cupboards. Front facing lounge with feature electric fireplace and fitted carpet. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor and vinyl flooring. The kitchen also gives access to rear facing upvc door with glass insert leading to rear garden.

Carpeted upper landing leads to two double bedrooms, shower room, storage cupboard and loft hatch. Bedroom one is front facing with fitted storage cupboard and carpet. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising three piece suite including low flush w/c, wash hand basin, shower cubicle, partially tiled walls and tiled flooring.

The property boasts gas central heating, double glazing throughout and alarm system. Front garden is mainly laid to lawn with decorative gravel, paving and timber fencing. Rear garden is mainly laid to lawn with decorative paving and timber fencing.

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



**Offers Over £90,000**