





# Shotts

Porter Grove, Shotts, ML7 5UA

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. On entering Shotts take the first right onto Main Street. Continue and take your second Left onto Torbothie Road. At roundabout take the second exit. Continue along Torbothie Road and take the first left onto Charles Street. The property is situated on your right 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

Living Area/Dining	10.17m x 4.60m	Formal Lounge	6.21m x 5.93m
Formal Dining Room	4.64m x 3.55m	Kitchen	5.82m x 4.67m
Master Bedroom	5.60m x 4.19m	Laundry Room	2.79m x 1.64m
Dressing Room	3.21m x 1.91m	Ensuite	2.23m x 1.87m
Bedroom Three	4.65m x 4.23m	Bedroom Two	4.65m x 3.96m
Jack and Jill Ensuite	3.33m x 1.67m	Bedroom Four	4.28m x 3.59m
Cinema Room	5.99m x 4.97m	Family Bathroom	3.20m x 2.81m
		Gym/Bedroom Five	6.34m x 5.01m

## 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)

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.

Independent Estates are delighted to welcome this rare opportunity to purchase a truly bespoke family home. This detached villa offers generous accommodation arranged over three floors and benefits from its own separate self contained one bedroom apartment. The property is situated within easy reach of local amenities including supermarkets, local independent retailers, health and leisure facilities. Excellent transport links for commuting via bus and train station, M8 motorway network is only a ten minute drive away and provides easy access to Glasgow/Edinburgh and central belt.

Entrance to property via front facing door with glazed side panels giving access to reception hallway. Reception hallway with tiled flooring and feature central staircase with decorative glazed and timber balustrade. Hallway gives access to formal lounge, family room, cloakroom wc and storage cupboard. Front facing formal lounge with tiled flooring and feature lighting. Large open plan family room/dining area and kitchen with front facing window and tiled flooring. Dining area with rear facing patio doors opening out onto rear garden. Rear facing contemporary kitchen comprising range of base and wall mounted units, quartz work surfaces, feature lighting, central work island incorporating breakfasting bar, hob and extractor. Kitchen further boasts integral appliances including triple ovens, coffee machine, wine chiller and dishwasher. Rear facing formal dining room again with tiled flooring and rear facing patio doors. Rear facing utility with base and wall mounted cabinets, work surface with sink, fitted storage and rear facing half glazed exterior door. Cloakroom wc comprising low flush wc, wash hand basin, tiled walls and tiled flooring.

First floor carpeted upper landing gives access to four bedrooms, bathroom, store cupboard and front elevation balcony. Master bedroom with front facing vaulted ceiling and glazing with fitted carpet, gives access to walk in dressing room with fitted carpet. Side facing en suite comprising low flush wc, wash hand basin, double drench shower, tiled walls and flooring. Bedroom two is rear facing with fitted carpet, fitted wardrobes and gives access to rear balcony via patio doors. Generous rear facing en suite comprising low flush wc, wash hand basin, double shower cubicle with drench shower, tiled walls and flooring. Bedroom three is again rear facing with fitted wardrobes, carpet and gives access to rear balcony via patio doors. Bedroom four is front facing with vaulted ceilings and glazing with fitted wardrobes and carpet. Gives access to side facing Jack n Jill ensuite comprising low flush wc, wash hand basin, double shower cubicle, tiled walls and flooring. Rear facing family bathroom comprising four piece suite including freestanding bath tub, double shower cubicle with drench shower, wash hand basin, tiled walls and tiled flooring.

Second floor carpeted landing gives access to cinema room, bedroom five and shower room. Cinema room with integral sound system, rear facing skylight windows and fitted carpet. Bedroom five currently used as gymnastics/gym room with rear facing skylight windows and abundance of fitted storage and carpet. Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle, tiled walls and tiled flooring.

The property boasts full gas central heating, double glazing and alarm system throughout with solar panneling. Generous grounds surround the property which are mainly tarred with rear patio incorporating faux lawn. The grounds are fully enclosed with brick boundary wall and electric front and rear security gates.

Detached garage with self contained one bedroom granny apartment. The garage area on ground floor provides large garage space with twin double electric doors, utility work space and cloakroom wc. Apartment can be accessed via rear facing entrance leading to carpeted staircase. Generous lounge/kitchen area with side facing Juliet balcony. Fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric hob and sink. Side facing double bedroom with Juliet balcony, fitted wardrobes and carpet. Bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), tiled walls and tiled flooring.

Second detached garage with automatic door and side pedestrian access.

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



**Offers Over £470,000**