





Shotts

Kilfinan Road, Shotts, ML7 4JN

Independent Estates



Directions

On entering Shotts via Allanton Road continue along this road and turn left on to Burnbrae Road. On entering Shotts continue straight through first roundabout then continue to top of hill passing train station on your left hand side. Continue along and go straight ahead at next mini roundabout. Travel to top of hill and take your fourth left into Kilfinan Road. 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

Entrance Hallway	3.53m x 1.82m	Lounge	4.19m x 3.55m
Dining Kitchen	5.43m x 2.61m	Upper Landing	2.05m x 2.01m
Bedroom One	4.45m x 3.09m	Bedroom Two	3.31m x 3.03m
Bathroom	2.04m x 1.69m		

Offices

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Situated in the popular town of Shotts with all its amenities and transport services. Kilfinan Road 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 immaculately presented mid terraced villa. The property presentation is a credit to current vendors offering truly "walk in" accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Entrance hallway with laminated flooring leads to lounge and carpeted staircase. Front facing lounge with laminated flooring leads through decorative archway to formal dining area with rear facing window and laminated flooring. Rear facing contemporary fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor and laminate flooring. The kitchen also gives access to large storage cupboard and rear facing upvc door with glass insert leading to rear garden.

Carpeted upper landing leads to two double bedrooms, bathroom and loft hatch. Bedroom one is front facing with fitted storage cupboards and carpet. Bedroom two is rear facing with fitted wardrobes and carpet. Rear facing bathroom comprising three piece suite including low flush w/c, wash hand basin with vanity, power shower (over bath) and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden has been fully mono block paved providing off street parking for two cars. Rear garden benefits from faux lawn, timber patio decking, paved pathway and garden storage shed. The rear garden is fully enclosed via timber and wire fencing.

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



Offers Over £117,500