





Shotts

Calder Drive, Shotts, ML7 5LZ

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 and take fifth on your right into Clyde Drive. Take your first left into Calder Drive. The property is situated on your left 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

Kitchen Dining	7.33m x 5.98m	Lounge	5.15m x 6.40m
Bedroom One	2.93m x 3.50m	Utility	0.91m x 2.19m
Master bedroom	7.36m x 3.61m	Shower Room	2.89m x 1.36m
Wardrobe	1.83m x 2.23m	Ensuite	2.82m x 2.21m
Bedroom Four	2.47m x 4.54m	Bedroom Three	3.07m x 4.56m
		Bathroom	2.37m x 1.84m

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.

Independent Estates are delighted to welcome to the market this unique and truly exceptionally presented semi detached villa. The property has been extended and undergone a comprehensive internal refurbishment over the years of custodianship by current vendor to an exacting standard. The property's interior design has been thoughtfully executed offering a truly contemporary home. Attention to detail is evident from entering the property with high quality fit and finish including quality kitchen, bathrooms, solid wood flooring and tasteful colour pallet throughout. Calder Drive 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.

The deceptively spacious home is arranged over two levels comprising: Entrance to property via front facing composite door providing access to reception hallway with tiled flooring. Hallway leads into open plan living space zoned into formal lounge, dining and kitchen areas with feature lighting and blacknut wood flooring throughout. Front facing lounge with decorative tiled media wall and alcove. Formal dining area with patio doors overlooking private terrace. Fully appointed contemporary fitted kitchen comprising range of base and wall mounted cabinets, ample solid quartz work surfaces, quality integral appliances including double oven, microwave, coffee machine, wine chiller, gas hob, extractor and central island work station with breakfasting bar and sink. The kitchen area gives access to carpeted staircase with decorative balustrade and utility. Utility room with fitted storage and work surfaces with plumbing for automatic washing machine and tiled flooring. Front facing bedroom one (currently used as play room) with solid blacknut flooring. Side facing shower room comprising low flush wc, wash hand basin with vanity, shower, fully tiled walls and tiled flooring.

Carpeted upper landing with fitted carpet and decorative balustrade gives access to further two bedrooms, master suite and bathroom. Master bedroom suite is of generous proportions with rear facing French doors opening onto balcony, sleeping area with fitted carpet, skylight windows and access to walk in wardrobe. Adjacent from bedroom area is large opulent jacuzzi bath tub, skylight windows and tiled flooring leading to en suite. Ensuite comprising low flush wc, wash hand basin with vanity, walk in drench shower, fully tiled walls and tiled flooring. Bedroom three is front facing with fitted wardrobes and carpet. Bedroom four is again front facing with fitted wardrobes and carpet. Front facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, tiled walls and flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with mono block paving and brick boundary wall. Large mono block driveway to side provides ample off street parking for several vehicles with a large electric gate at the top of the driveway. Large rear garden with large mono block parking area, lawn, timber garden shed and raised terrace with decorative paving and wrought iron balustrade. The rear garden is fully enclosed via timber fencing.



Offers Over £229,995