





# Shotts

Herbison Crescent, Shotts, ML7 5UD

Independent Estates



## Directions

On leaving Newmains (A71) continue down the A71 through Allanton continue onto the duel 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 first right onto Main Street. Continue and take your second Left onto Torbothie Road. At roundabout take the first exit. At second roundabout take second exit onto Herbison Crescent. The property is situated on your right and 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.

Lounge	5.17m x 3.80m	Kitchen/Dining	4.77m x 2.75m
WC	3.02m x 0.90m	Hallway	1.52m x 1.15m
Bedroom one	3.10m x 2.81m	En suite	2.59m x 1.57m
Bedroom two	3.37m x 2.49m	Bedroom three	3.04m x 2.18m
Bathroom	2.49m x 1.89m		

## 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 present to the market this three bedroom semi detached villa which is situated within the Herbison Crescent development in Shotts. Herbison Crescent is situated within easy access to local amenities including health and leisure facilities, local supermarket and shops. The property also gives easy access to transport links for commuting via bus and train, the M8 motorway network is only a ten minute drive away which gives easy access to Glasgow/Edinburgh and the central belt.

The accommodation comprises: Entrance to the property via front facing upvc door with glass insert which leads to carpeted entrance hallway. Hallway gives access to lounge, dining kitchen, shower room and staircase with decorative balustrade. Bright front facing lounge with carpeted flooring. Spacious rear facing dining kitchen comprising range of contemporary base and wall units, ample work surfaces, gas hob, integral appliances and patio doors leading to the rear garden. Front facing shower room comprising low flush wc, wash hand basin, shower cubicle and partially tiled walls.

Carpeted upper landing leads to three bedrooms, family bathroom and access to floored loft. Bedroom one is rear facing with fitted mirrored wardrobes and fitted carpet. Master en-suite is rear facing comprising low flush wc, wash hand basin, shower cubicle and partially tiled walls. Bedroom two is front facing with fitted mirrored wardrobes and fitted carpet. Bedroom three is front facing with fitted carpet. The family bathroom is side facing and comprises of low flush wc, wash hand basin, bath with shower and is partially tiled.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to decorative mono block, paving and artificial turf. The rear garden is fully enclosed and features from paved patio area and artificial turf sitting area.

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



**Offers Over £198,000**