



## 32 Currieside Place

, Shotts, ML7 4AL

**Offers over £115,000**

CLOSING DATE SET - TUESDAY 29TH JULY AT NOON

A lovely, spacious and immaculate semi detached property situated within landscaped gardens, in a small quiet and popular residential area within Shotts, close to the Town Centre with all amenities

The accommodation is formed over two levels and comprises on the ground floor, entrance vestibule, a spacious bright lounge and fitted dining kitchen.

On the upper level are two double bedrooms (master with fitted wardrobes) and a family bathroom

The property further benefits from gas central heating, double glazing, monoblocked off street parking to front, garage and an enclosed private rear garden with level lawn, raised decking and paved patio, ideal for entertaining!

Currieside Place is ideally positioned close to the centre of Shotts, which provides a wide range of amenities including transport services, health and leisure facilities, primary and secondary schooling. Providing quick and easy access for commuting both to Glasgow and Edinburgh via M8 motorway and transport services including rail.

EPC D

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Immaculate and spacious semi detached villa
- Two Double Bedrooms
- Fitted Dining Kitchen
- Large landscaped enclosed rear garden
- Garage



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Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.