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110 Mill Road

SHOTTS, LANARKSHIRE, ML7 5DD



SHOTTS, LANARKSHIRE

THE LOCATION

Allanton is a small village located just outside Newmains, it has basic shopping amenities and an excellent primary and nursery school with a wider range of amenities including a twenty-four hour Asda, located only a short drive away. There are regular bus and train services from Shotts and Wishaw which link to Glasgow, Edinburgh and throughout Scotland and for those traveling by car, the area is served by excellent road links to the M8 and M74 motorways. There are excellent sports facilities throughout North Lanarkshire including swimming baths, football parks, golf courses and country parks.





110 MILL ROAD



Situated on a plot of approximately one acre in the popular location of Allanton, is this superb four bedrooms, extended detached cottage, all on one level. It is in walk-in condition throughout and has been finished to an exacting standard by its current owners. They have created a fabulous family home, which is both flexible and incredibly adaptable. Once inside, discerning purchasers will be greeted with a first class specification.

The property itself is extremely spacious and modern in

design. It sits within level, landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children. The front elevation of the property belies the accommodation internally, which comprises of an entrance porch moving on to the welcoming reception hall, the lounge which is flooded with natural light and features and open fire as its focal point, the dining room has space for a large table and eight chairs with a doors leading on to the rear garden, the large breakfasting kitchen with sitting area which has a range of wall, base units and

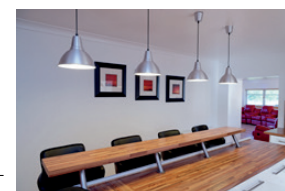
large island which are all topped with ample work surface, integrated double oven, hob and extractor hood, all of these feature will ensure this area becomes the hub of the home. Situated off the kitchen, is a larger than usual utility room and storage cupboard.

The bedrooms include a large master which has a second stunning open fire and a en-suite featuring incredibly useful wet walls within the shower enclosure, comprising, toilet, wash hand basin and double shower, there are three further double

KITCHEN



"...once inside, discerning purchasers will be greeted with a first class specification..."



bedrooms two with fitted wardrobes, well-appointed family bathroom which also features the same wet walls and has a four piece suite which includes a double shower and roll top bath. Finally internally is a fantastic entertainment room which is flooded with natural light via the six windows and French doors which lead to a decked area of the rear garden with a covered hot tub.

There are well-tended gardens that rap around the property, they are low maintenance and enclosed by fences, hedges

DINING ROOM



FAMILY ROOM



and security gates.

To the front there is a grassed area, to the right hand side and rear is a large hard standing driveway providing off road parking for many vehicles, this leads to a wood store, static caravan, good sized garage with power and light and a separate building which was used for a home business and includes a reception area, office, kitchen and WC.

To the left hand side and rear is a large deck with under cover

hot tub, a large grassed area which is planted with a range of shrubs and fruit trees and finally a summer house with power and light.

The property further benefits from kerosene heating, double glazed windows, ample power sockets and superb storage.

MASTER BEDROOM



BEDROOM TWO



BEDROOM THREE



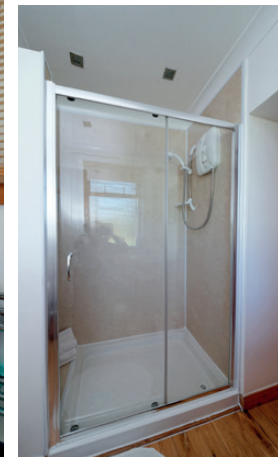
BEDROOMS & BATHROOMS



BEDROOM THREE



BATHROOM



BEDROOM ONE EN-SUITE



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Living Room	4.60m (15'1") x 3.70m (12'2")
Dining Room	7.10m (23'4") x 3.40m (11'2")
Family Room	7.30m (23'11") x 7.30m (23'11")
Bedroom 1	4.60m (15'1") x 3.20m (10'6")
Bedroom 2	3.40m (11'2") x 2.70m (8'10")
Bedroom 3	4.00m (13'1") x 3.70m (12'2")
Bedroom 4	3.70m (12'2") x 3.60m (11'10")
Bathroom	2.9m (9'5") x 2.6m (8'5")
En-suite	2.20m (7'3") x 2.10m (6'11")
Utility	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²) - 215m²

EPC Rating - E

Extras
(Included in the sale)

Included in the sale - All fitted floor coverings, integrated appliances and hot tub.

By Negotiation - CCTV, electric reclining leather chairs, cinema system with overhead projection screen and surround sound and slate bed pool table.

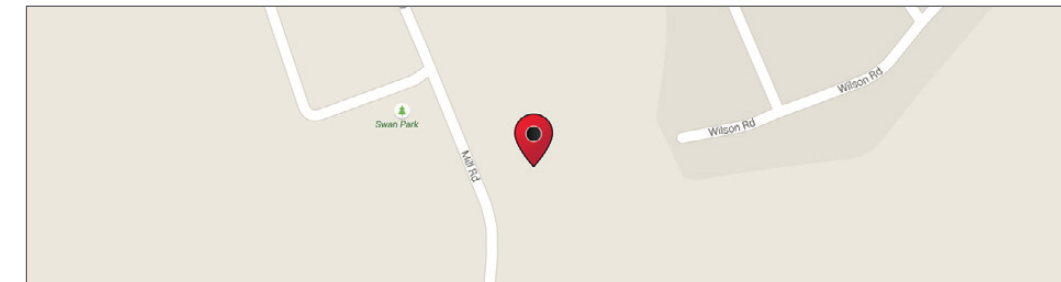


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Solicitors & Estate Agents

Part
Exchange
Available



Text and description
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