



AB Properties



FOR SALE  
AB Properties

16 Newark Gate

Allanton, Shotts, ML7 5FB

Offers over £259,995



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Rarely available detached villa in the peaceful village of Allanton.

The property is nestled at the bottom of a quiet cul-de-sac and offers spacious accommodation throughout with the ground floor comprising of; a welcoming entrance hallway which leads to a cloakroom WC and gives access to the integral garage, a bright and spacious lounge with open aspect to an attractive dining area with patio doors and a well appointed kitchen with separate utility room.

Upstairs offers three generous double bedrooms which all offer fitted storage and a single bedroom which would be perfect as a nursery or home office. The master bedroom has the added luxury of a spacious ensuite shower room. A contemporary family bathroom completes this floor.

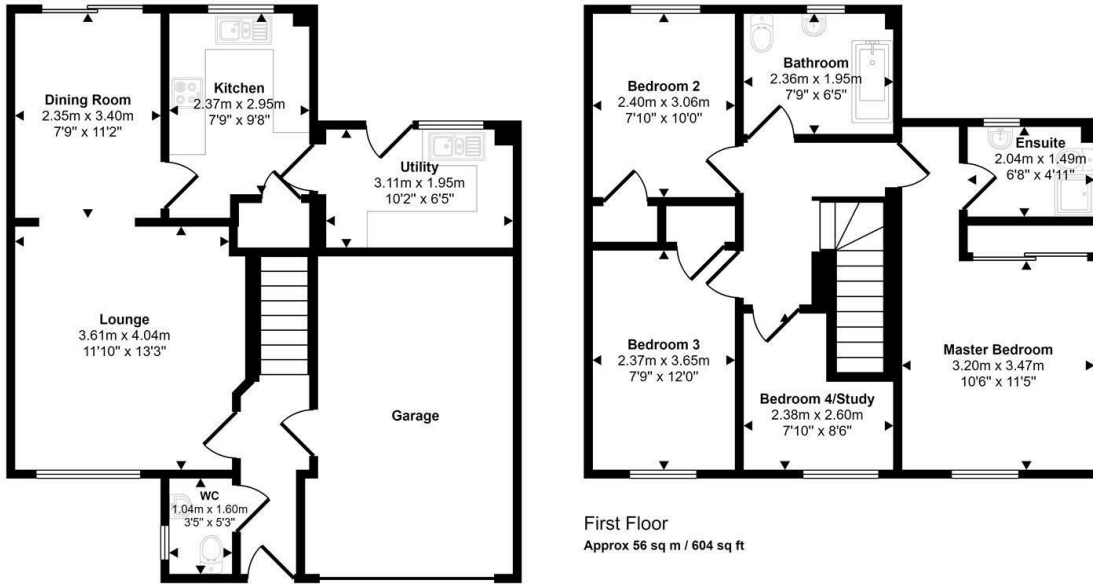
Double glazing and gas central heating have been installed throughout.

Externally there are well maintained garden grounds to the front rear and side of the property. The rear gardens offer excellent privacy and have been finished with lawn and a paved patio. There is a driveway to the front to provide off road parking.

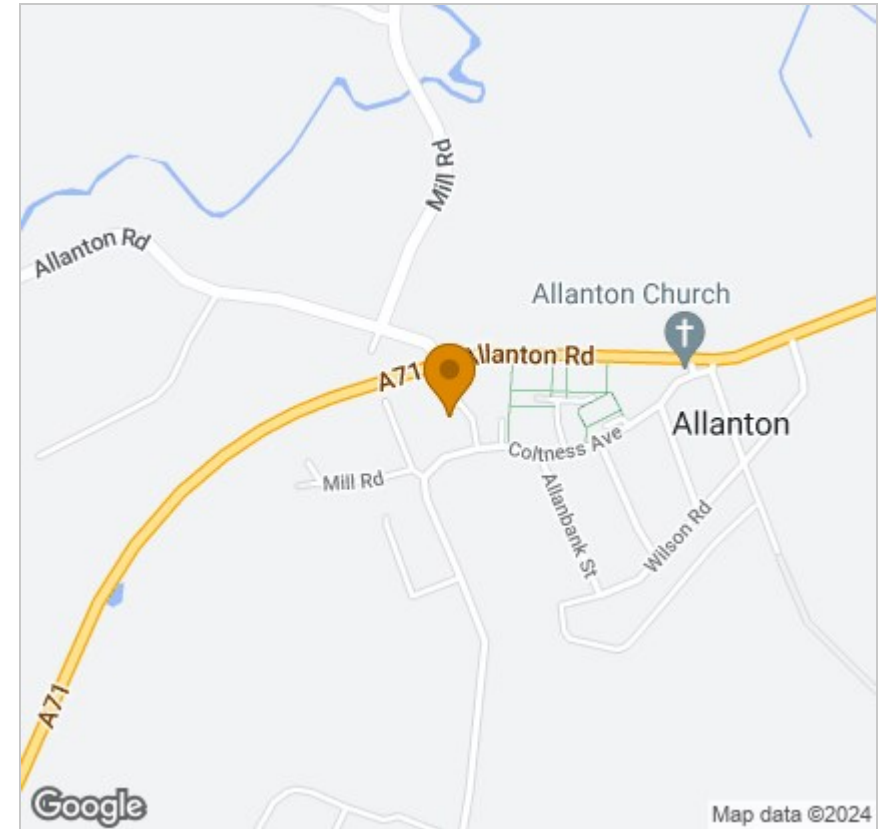
Allanton is a small residential village which offers a charming primary school and village shop. Nearby Shotts and Newmains offer further primary and secondary schooling, shopping, healthcare and recreational facilities. There are railway stations at nearby Hartwood and Shotts which offer a direct service between Glasgow and Edinburgh and the M8 and M74 motorways are within easy reach making this perfect for commuters. For those who enjoy walking, the countryside around the village offers some beautiful opportunities.



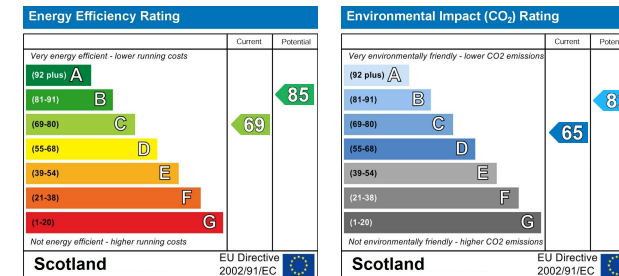
Approx Gross Internal Area  
122 sq m / 1318 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph



## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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