



Mill Road, Allanton
Shotts, ML7 5DD

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Detached

4 Bedrooms
3 Receptions
4 Bathrooms



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KEY FEATURES

- Larger style, individually built luxury detached home
- Spacious and flexible living accommodation all on the one level
- 3 reception rooms offering versatility on layout between living areas, sitting rooms, dining, games room, cinema or playrooms
- Stunning kitchen with walnut oak coloured, high gloss wall and floor units, contrasting worktops, and central island. Separate utility room
- 4 generous double bedrooms, all with tasteful decor and fitted wardrobes
- 4 bathrooms (2 ensuite) which are modern and fully tiled and a sauna
- Situated on a large, private plot with mature landscaped gardens, decking, security gates, and 5-6 car driveway
- Close to local amenities for day to day shopping.
- Handy for commuting with easy access to both the M8 and M74 motorways, and Shotts train station
- COUNCIL TAX BAND: F -EPC RATING: C



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All boundaries should be verified by your conveyancing solicitor

Mill Road, Allanton, Allanton, ML7 5DD

Move On are delighted to present to the market this impressive luxury 4 bedroom detached family home in Allanton, Shotts - Mill Road.

This individually built bungalow style home is finished to the highest of standards throughout, and has spacious, flexible living accommodation all on the one level which includes: A sizeable lounge/games room with bar area, feature wall decor and patio doors leading out to the rear garden; separate dining room/ alternative 2nd lounge or gym with laminate flooring; modern fitted kitchen with high gloss walnut oak coloured wall and floor units, contrasting worktops, central island and tiled flooring; separate utility room; a further sitting room which again has tiled flooring and another set of patio doors looking out to the garden; 4 bedrooms, all of which are generous doubles with fitted wardrobes; 4 bathrooms in total (2 ensuite), all modernised with stylish tiling and sanitary ware; sauna; lots of storage; and an integral double garage.

Externally the property sits on a very private, large corner plot (approx 1/4 acre) with mature, landscaped gardens all round. To the front there is security gates, a monoblock driveway for 5-6 cars which leads to the garage, and a large lawn area; and to the rear is a large decked patio with astro grass and drying area.

Mill Road is a quiet, desirable cul-de-sac location on the outskirts of Allanton, surrounded by just a small selection of private homes with farmland and countryside views, but close to local amenities in both Allanton and Shotts for day to day shopping. For those commuting, the M8 and M74 are within easy reach, and by train from nearby Shotts station which has frequent services to Glasgow and Edinburgh. Neighbouring towns include Shotts, Wishaw & Harthill.

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ROOM MEASUREMENTS

Kitchen: 6.72m (22' 1") x 3.69m (12' 1")

Sitting Room: 4.50m (14' 9") x 3.20m (10' 6")

Lounge/Games Room: 7.60m (24' 11") x 6.00m (19' 8")

Lounge / Dining: 4.60m (15' 1") x 4.50m (14' 9")

Utility Room: 2.60m (8' 6") x 2.60m (8' 6")

Bedroom 1: 5.00m (16' 5") x 4.50m (14' 9")

Ensuite: 3.08m (10' 1") x 1.40m (4' 7")

Bedroom 2: 4.00m (13' 1") x 3.10m (10' 2")

Ensuite 2: 2.80m (9' 2") x 1.70m (5' 7")

Bedroom 3: 4.13m (13' 7") x 3.12m (10' 3")

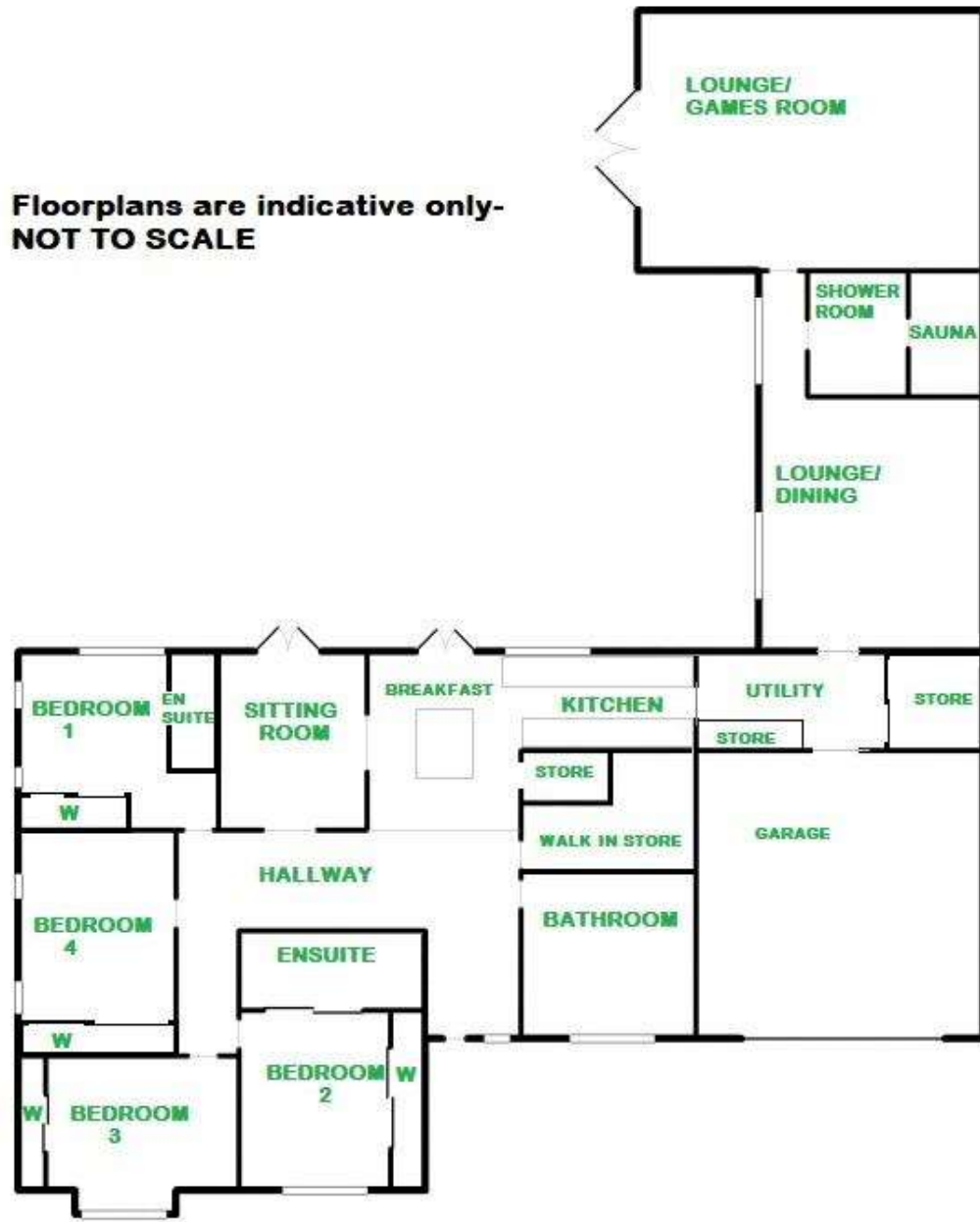
Bedroom 4: 3.60m (11' 10") x 3.40m (11' 2")

Bathroom: 3.40m (11' 2") x 2.50m (8' 2")

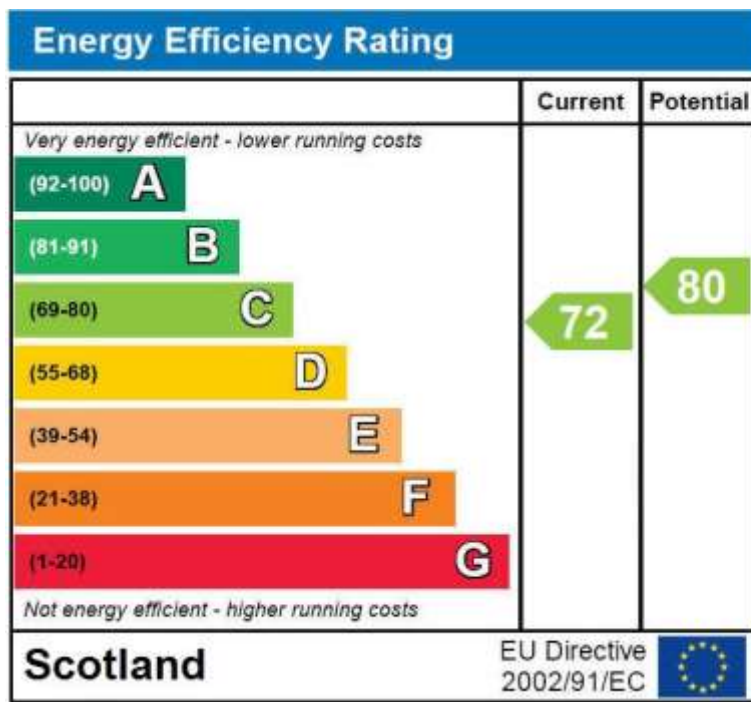
Shower Room: 2.40m (7' 10") x 1.80m (5' 11")

Sauna: 2.80m (9' 2") x 1.70m (5' 7")

Floorplans are indicative only-
NOT TO SCALE



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

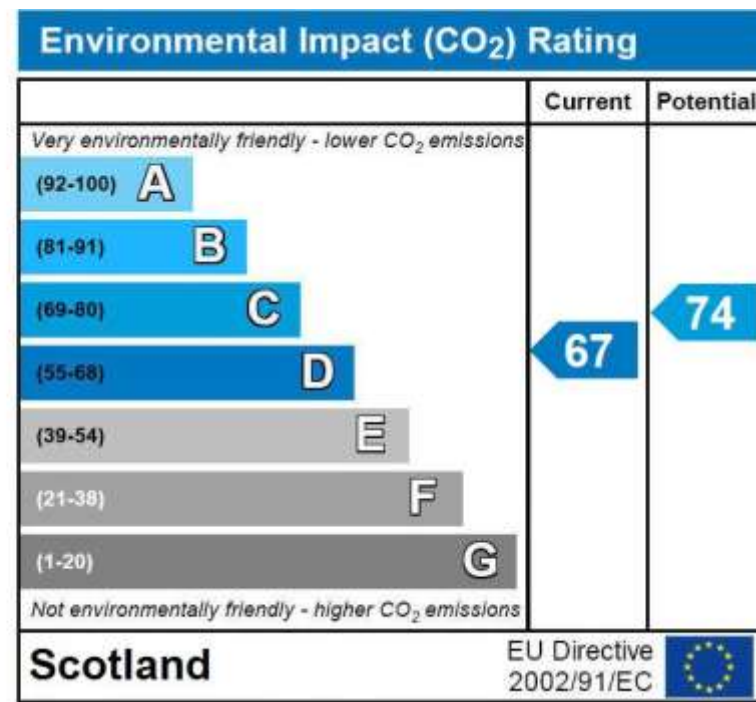


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (67)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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