




McEwan Fraser Legal
Solicitors & Estate Agents
01698 537 177

**CASTLEBANK
HOMES LIMITED**
WWW.CASTLEBANKHOMES.COM

3 Chilstone Place
SHOTTS, NORTH LANARKSHIRE, ML7 4FA

SHOTTS, NORTH LANARKSHIRE

A STUNNING FOUR BEDROOM DETACHED VILLA, THE PERFECT HOME FOR A GROWING FAMILY



Polkemmet Country Park, Street and Property Views

Shotts is a small rural town in North Lanarkshire. It is located almost halfway between Glasgow and Edinburgh. This growing community has been the subject of ongoing property development and is a natural location for anyone needing access to the M8 and wider central belt.

There are three primary and a secondary school, several superb restaurants, alongside major banks, a health centre, shopping facilities and several social clubs. Recreational

pursuits are also well catered for in the area. There is a leisure centre with an excellent swimming pool, football pitches and playing fields, bowling club and a superb parkland golf course laid out by the legendary course architect James Braid in 1936. Further retail facilities can be found in the surrounding towns of Carluke, Motherwell and Hamilton and there is also a direct rail link to Glasgow and Edinburgh, just a two minute walk to the train station from the property. Shotts is one of only four stops on the fast train service giving a journey time of thirty minutes to both Glasgow and Edinburgh.



3 CHILSTONE PLACE

Showhome now open. Part Exchange available. 3 Chilstone Place is a striking four bedroom detached villa built by the highly regarded Castlebank Homes and situated in an exclusive development. This property makes an ideal home for a wide variety of purchasers. Inside you will find exceptional design and an inspired layout over two levels. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Purchasers have the option to put their own stamp on the property and choose their own kitchen and bathroom.

On the ground floor, you will find the impressive formal lounge which is pleasantly located to the front and flooded with natural light. An additional family room is located on this level and could be transformed to meet each individual purchaser's needs and requirements such as a formal dining room or an additional bedroom. The kitchen is a fantastic space and will come with modern floor and wall mounted units and a striking worktop, which will provide a fashionable and efficient workspace

that will be completed with a host of integrated appliances. It will be easy to imagine the evenings of fine dining this space will play host to. It is further enhanced with french doors which allow you to invite outside in. The impressive shower room thereafter will complete the accommodation on this level.

The crisp and contemporary styling continues to the first-floor level where you will discover four good sized bright and airy bedrooms. The master bedroom is further complemented with a stunning en-suite. All of the bedrooms have built-in wardrobes and feature enough space for various units of free-standing furniture. The stunning family bathroom suite completes the accommodation internally.

To the front of the property, you will find a monoblock driveway providing off-street parking for a number of vehicles. Both front and rear gardens will also be fully turfed. This family home is highly energy efficient and the specifications will include solar panels, double glazing and gas central heating for additional comfort.



LOUNGE



TV ROOM



SHOWER ROOM



KITCHEN



MASTER BEDROOM



BEDROOM THREE



BEDROOM FOUR



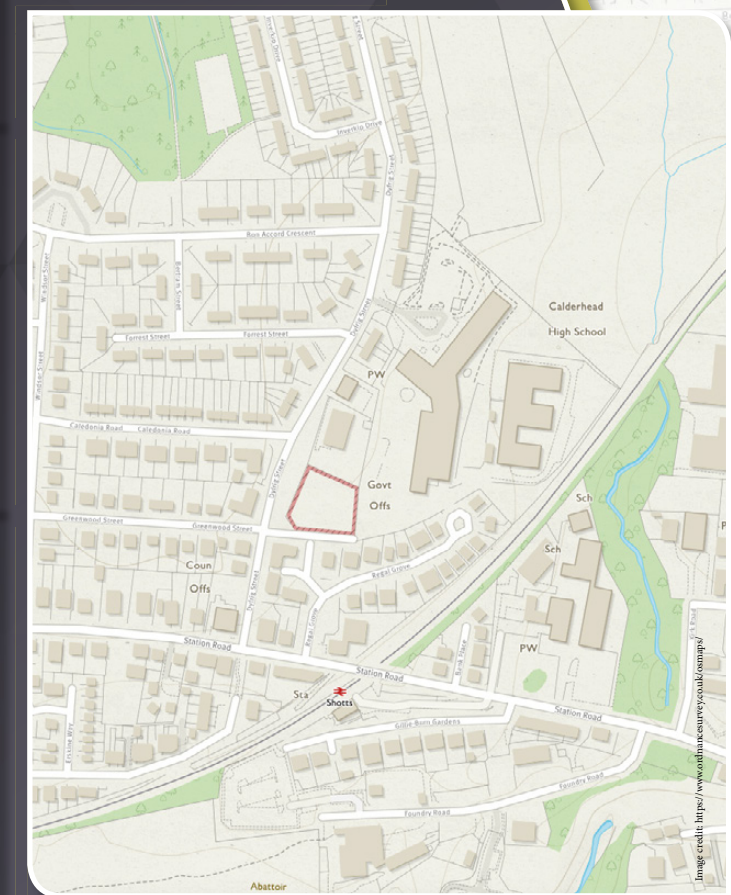
BATHROOM



BEDROOM TWO

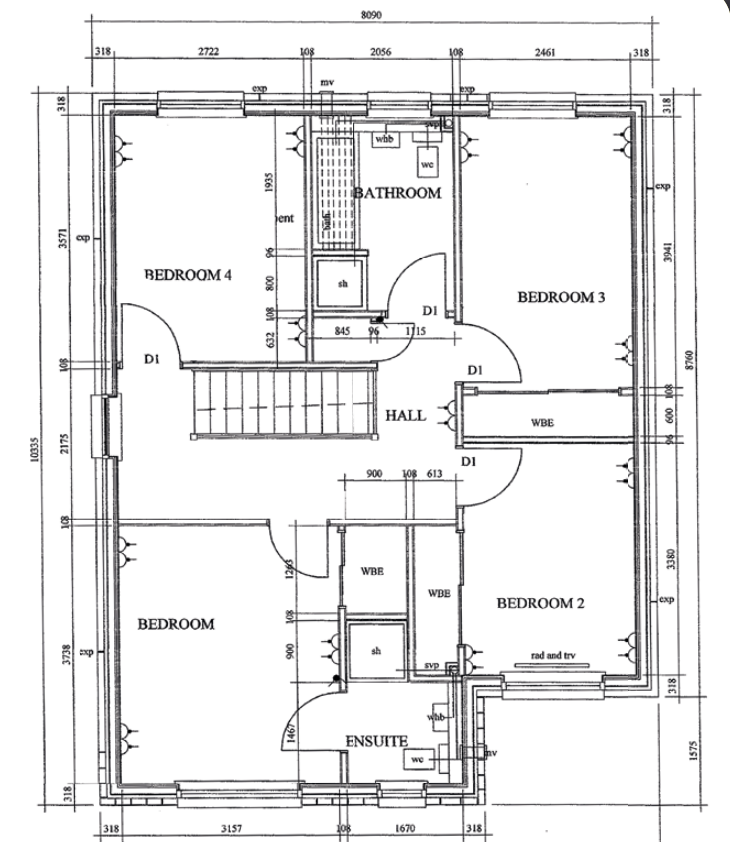
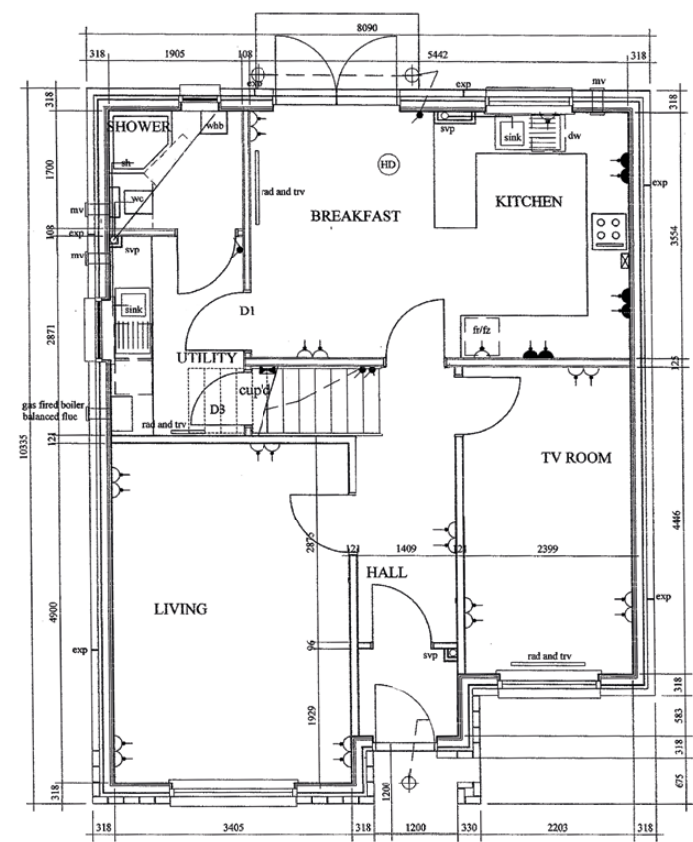


THE PROPERTY PLOT IS NOW READY FOR A CHOICE OF BATHROOM TILES AND KITCHEN. THE COMPLETED PROPERTY WILL BE LOCATED WITHIN THE RED BOUNDARY

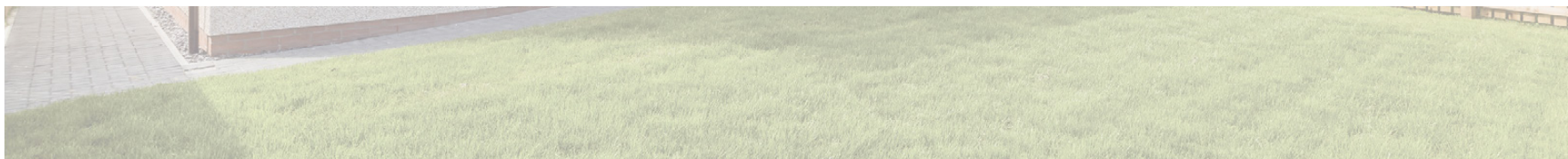
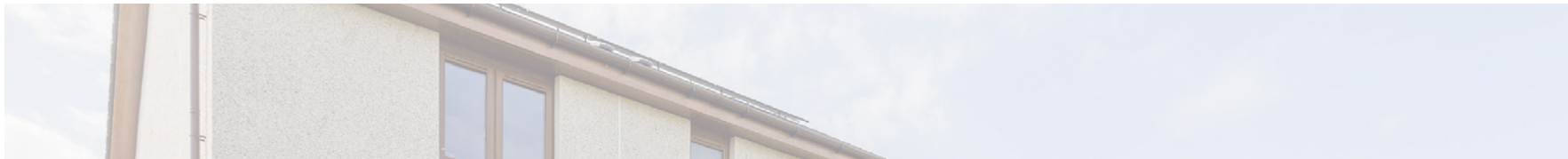


SPECIFICATIONS

Extras (included in sale) : Unbeatable incentives available.
Please note : All internal images of the property are of the showhome and for illustrative purposes only.



INTERIOR IMAGES ARE REPRESENTATIVE OF THE FINAL PRODUCT



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
BEN DAYKIN
Designer