



17 Allanbank Street
Allanton Shotts ML7 5AS
Offers Over £44,000



Caesar & Howie
Solicitors & Estate Agents



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An excellent first time buy or investment property is offered from this spacious and popular style upper flat in well established area. The property will benefit from some modernisation and upgrading, is attractively priced and has excellent further potential, including doing an attic conversion. (Subject to normal local authority consents) There is a sizable garden to rear and driveway to side. The location has easy access to primary school, local amenities and High School at neighbouring Shotts. The A71 provides swift access for the commuter to surrounding areas. Early viewing advised.

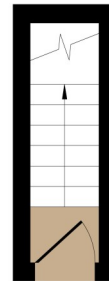
- **Entrance stair/hallway**
- **Spacious lounge**
- **Kitchen**
- **Two double bedrooms**
- **Shower room**
- **GCH & DG**
- **Driveway**
- **Rear garden**
- **Council Tax Band A**
- **Immediate/flexible entry if required**
- **Allanton Primary School nearby**

Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email mam@caesar-howie.co.uk

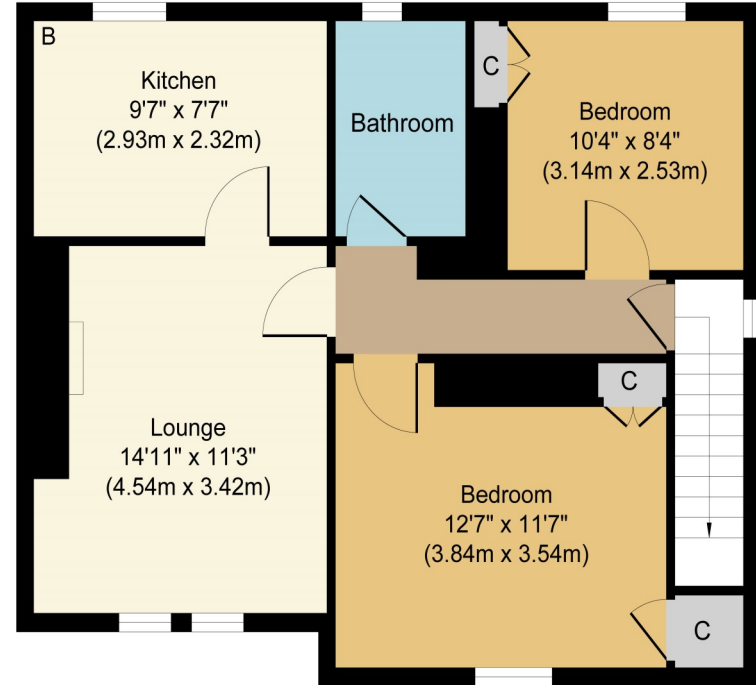


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Ground Floor



First Floor

17 Allanbank

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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