Muirhouse Avenue
Newmains
ML2 9NF

2
1
1

propertybureau.co.uk

Offers Over £69,995

Presenting to the marketplace this well-presented upper cottage flat which has been finished to an excellent standard throughout.

he accommodation is accessed from the ground level to a lower hall with a spacious open stairway to an upper hall from where we can gain access to all the accommodation on offer within the property. The accommodation on offer comprises of an upper hall, lounge, dining kitchen, bathroom and two double bedrooms.

The property further offers a side and rear garden area which is laid to lawn. The property further benefits from gas central heating and double glazing throughout.

Home Report Valuation
£75,000

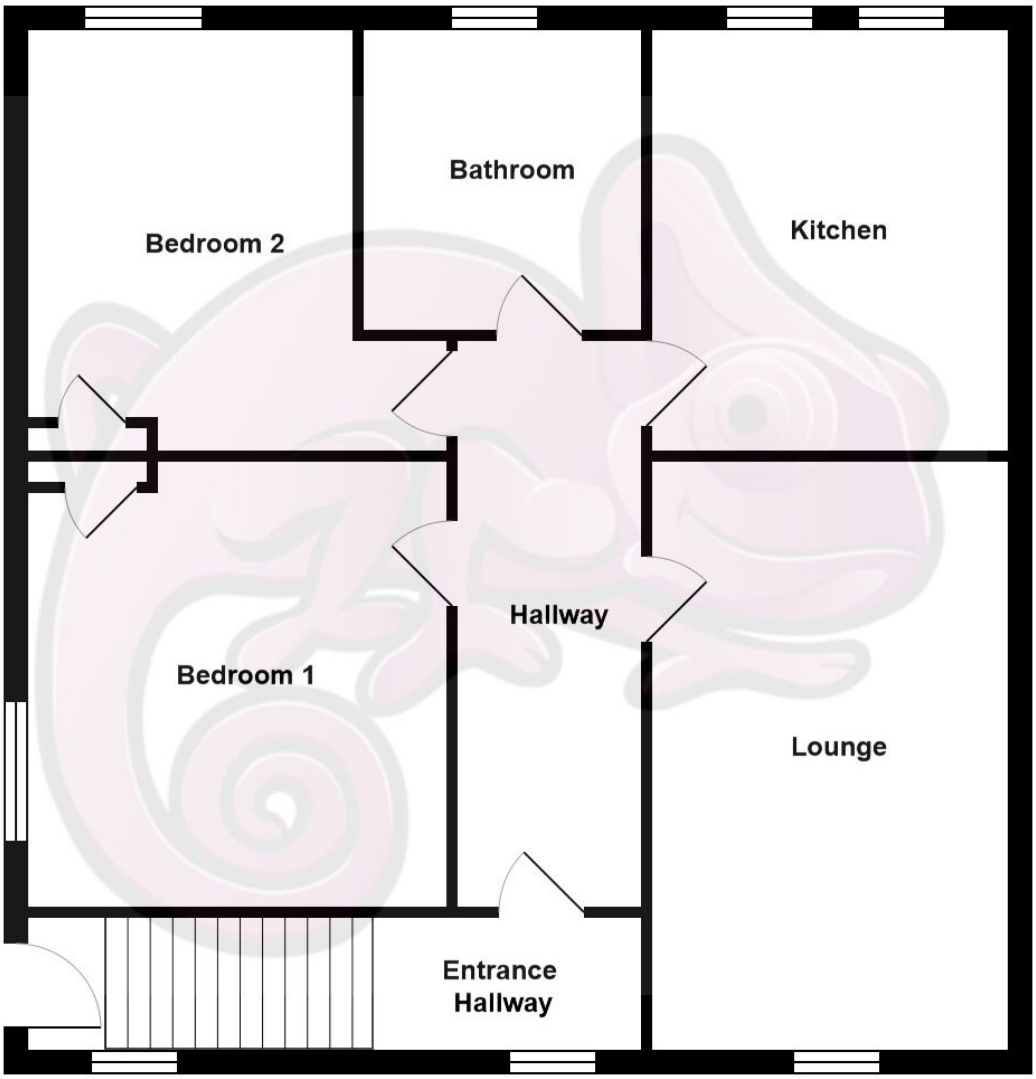
Council Tax Band A

EPC Rating C

The property offers an excellent opportunity for a first-time buyer or potential landlord for investment purposes. The property truly is in walk in condition with both a new kitchen and bathroom having been fitted.

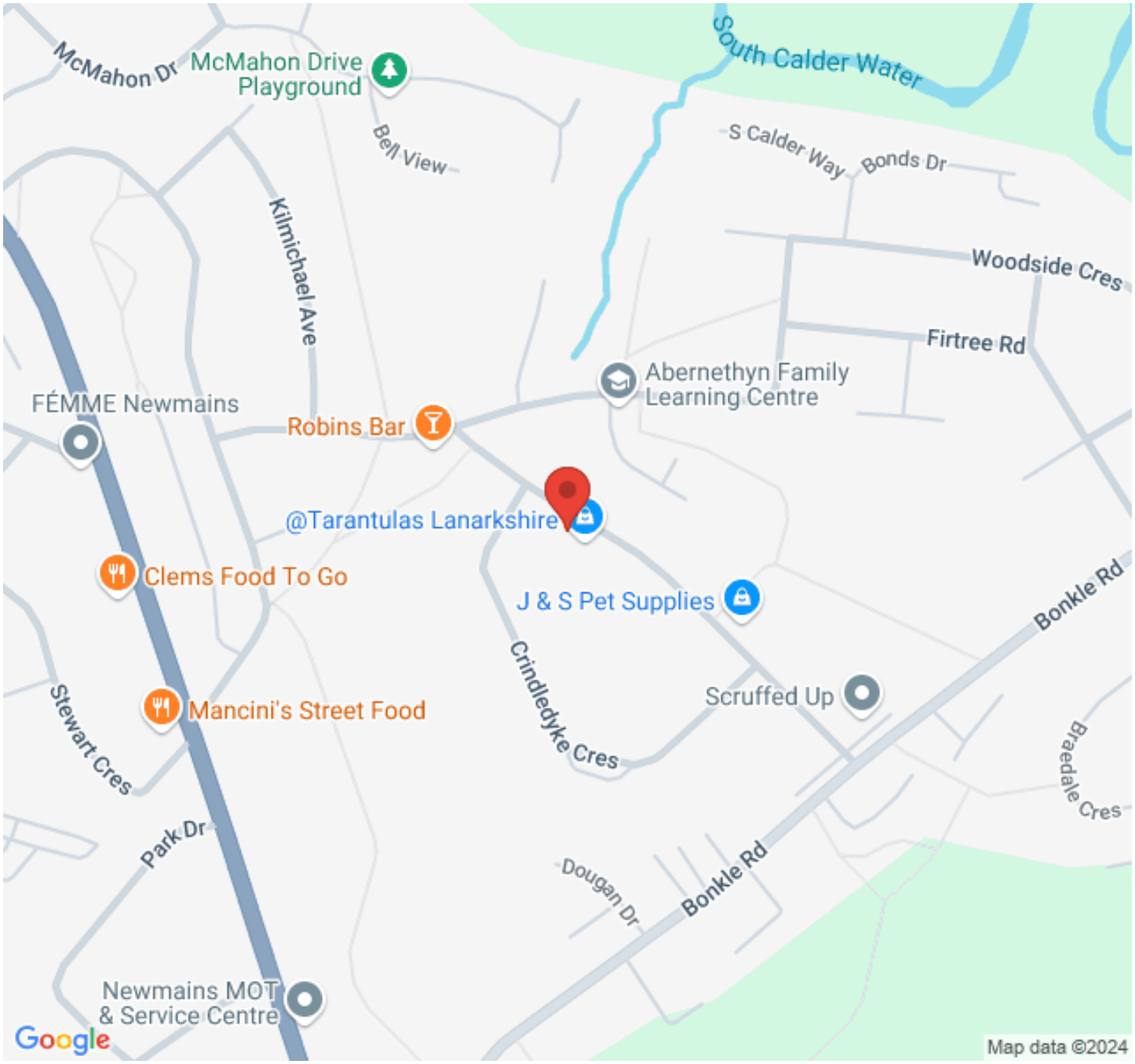
Travel.
The property sits close to the A71 which gives easy access to both Livingston/ Edinburgh and Kilmarnock in the opposite direction. The towns of Wishaw, Motherwell and Hamilton can be accessed by car or by a local bus service locally. Park and Ride train services are available at both Wishaw and Cleland which offer services to and from Glasgow and Edinburgh.

Vendor Comments



Location

The property is located within a central location within the Newmains area, close to all the local and civil amenities that the area has to offer being close to the 24-hour Asda store, the local health centre and local shopping.



Property Bureau

www.propertybureau.co.uk

Glasgow Stirling Helensburgh **Lanarkshire**

13 Broomknoll Street, Lanarkshire, ML6 6BN

enquiries@propertybureau.co.uk
01236 758111

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warrantedand do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK