







## Wishaw

10 Brambling Court, Wishaw, ML2 0JZ

Independent Estates



## Directions

From our office continue along to Wishaw Cross and turn right onto Caledonian Road. Continue straight through roundabout and take second right into Millbank Road. Take first right then left into Brambling Court and the property is situated on your right identified by our for sale board.

## Viewing

Strictly by appointment via Independent Estates

## Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

## Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

## Rooms

Entrance Hallway	1.00m x 0.89m	Lounge	4.55m x 4.28m
Kitchen	4.28m x 2.83m	Conservatory	4.09m x 3.97m
Half Landing	3.31m x 1.93m	Bedroom One	3.33m x 3.16m
Bedroom Two	3.60m x 2.27m	Bathroom	1.90m x 1.89m

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

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Independent Estates are delighted to welcome to the market this well presented two bedroom semi-detached villa with large conservatory. Situated within a small development, just a short walk from the centre of Wishaw, and provides spacious accommodation which is in walk-in condition throughout.

The situation of the property provides convenient access to a good selection of local shops, supermarkets, leisure facilities, schools at nursery, primary and secondary level and all local amenities. Particularly good public transport links with a bus stop located just steps away and the railway station (with direct link to Glasgow central) about a five minute walk away. For those commuting by car there is convenient access to Glasgow, Edinburgh and the Central Belt via the M74 and M8 motorway networks.

Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance vestibule with fitted carpet. Spacious front facing lounge with fitted carpet, decorative wall mounted fireplace, alcove with storage and access to dining kitchen. Fully fitted rear facing kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, partially tiled walls and vinyl flooring. The kitchen gives access to generous conservatory via patio doors with laminated flooring and double doors to access garden.

Carpeted upper landing gives access to two double bedrooms, bathroom, storage cupboard and loft hatch. Bedroom one is front facing with fitted mirrored wardrobes and carpet. Bedroom two is rear facing with fitted wardrobes and carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel. Mono block paved driveway to side leading to double timber gates leading to rear garden. Private rear garden is mainly laid to decorative gravel with large raised timber deck patio, large garden shed with lighting and electricity supplied. The rear garden is fully enclosed via timber fencing.

EXTRAS - All floor coverings and light fittings.



**Offers Over £143,000**