





Wishaw

40 Coltness Road, Wishaw, ML2 7ED

Independent Estates



Directions

Travel from our office to Wishaw Cross and turn left onto Kirk Road. Travel along past Morrisons and at second mini roundabout turn left onto Coltness Road. The property is situated on your right hand side.

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	2.53m x 2.24m	Living Room	5.45m x 4.49m
Kitchen	3.51m x 3.41m	Dining Room	3.33m x 3.01m
Conservatory	3.30m x 2.67m	Bedroom One	3.76m x 3.31m
Bedroom Two	3.77m x 2.99m	Bathroom	2.67m x 1.77m
Garage	6.01m x 2.85m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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Situated in the popular area of Coltness set within a short distance to Wishaw Town Centre with all its amenities and transport services. Coltness Road has easy access for commuting to Glasgow and Edinburgh via motorway and local transport networks.

Independent Estates are proud to present to the market this detached bungalow situated in a sought after locale. The property is arranged over one level comprising: Entrance to property via front facing upvc door with glass insert and matching side panels giving access to reception hallway. Carpeted reception hallway leads to lounge, kitchen, two double bedrooms, bathroom, storage cupboard and loft access. Generous front facing lounge with bay style front facing window formation, feature fireplace incorporating gas fire and fitted carpet. Lounge gives access to formal dining room via decorative glazed door with matching glazed side panels, rear facing window and vinyl flooring. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls and vinyl flooring. The kitchen gives access to rear garden via solid wooden door.

Bedroom one is front facing with fitted storage and carpet. Bedroom two is rear facing with fitted bedroom suite and laminated flooring. Bedroom two gives access to large conservatory via patio doors with laminated flooring. Conservatory also provides access to rear garden. Rear facing bathroom comprising four piece suite including low flush wc, wash hand basin, bath, double shower cubicle, fully tiled walls and floor.

The property boasts full gas central heating, double glazing and alarm. Enclosed front garden is mainly laid to decorative gravel with mono block pathway and planted flower beds. Mono block driveway to side of property accessed via wrought iron gates leads to detached brick single garage with up and over door electricity and lighting supplied. Large secluded rear garden again mainly laid to decorative gravel, paving and mono block. The garden is completely private thanks to matured hedging and further benefits from matured fruit trees.



Offers Over £218,000