





Wishaw

35 Gair Crescent, Wishaw, ML2 0PB

Independent Estates



Directions

From our office travel up to Wishaw Cross and turn right on to Caledonian Road. Continue down to the bottom of Caledonian Road. Go straight ahead at mini-roundabout then take first on your left into Lomond Drive. Follow Road continually until you enter Linnie Crescent. Take the first left into Gair Crescent and the property is situated on your left 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	3.24m x 2.97m	Lounge	5.89m x 3.21m
Kitchen	2.72m x 2.64m	Upper Landing	1.94m x 1.09m
Bedroom One	4.59m x 2.88m	Bedroom Two	3.52m x 2.93m
Shower Room	1.93m x 1.69m		

Offices

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

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Situated in the popular town of Wishaw with all its amenities and transport services which include sports centre, Wishaw General and train station. Gair Crescent has easy access for commuting to Glasgow and Edinburgh via motorway and local transport networks.

Independent Estates present to the market this end terraced villa which offers accommodation comprising: Entrance to property via front facing upvc door giving access to entrance hallway. Front facing entrance hallway with laminated flooring and storage cupboard leads to kitchen and carpeted staircase with decorative timber balustrade. Generous front and rear facing lounge/dining with laminated flooring, feature lighting and decorative stone fireplace. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob and extractor, laminated flooring, feature lighting, decorative lighting and rear facing upvc door with glass insert leading to rear garden.

Carpeted upper landing leads to two double bedrooms, shower room and loft hatch. Bedroom one is front facing with fitted carpet and storage cupboard. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising low flush w/c, wash hand basin, shower cubicle, heated towel rail, decorative wet wall and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with timber fencing and mature privet hedging. Paved and gravel driveway to side providing off street parking leading to single timber garage. Rear garden is again mainly laid to lawn with decorative planting and timber fencing.

EXTRAS - All floor coverings and light fittings



Offers Over £88,000