





# Newarthill

72 Church Street, Newarthill, ML1 5HS

Independent Estates



## Directions

From Motherwell Cross proceed along Muir Street and at the roundabout turn right onto Hope Street, follow this road along and pass the Aquatec and take right on to Merry Street. Proceed along Merry Street and pass Colville Park Golf Club carry straight on and proceed to the large roundabout and take second exit signposted Carfin/Newarthill. Proceed along Motherwell Road and then becomes Newarthill Road, then Carfin Road. Continue along onto High Street and take your second left into Church Street. 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

Lounge	5.53m x 3.67m	Entrance Hallway	5.43m x 1.35m
Kitchen	4.25m x 2.50m	Dining Area	3.67m x 3.65m
En Suite	2.83m x 0.77m	Bedroom One	3.19m x 2.84m
Bedroom Three	3.83m x 3.56m	Bedroom Two	3.87m x 3.55m
Bathroom	3.94m x 2.59m	Bedroom Four	4.34m x 3.27m

## Offices

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

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Situated on the outskirts of Newarthill yet within easy reach of Motherwell Town Centre and all of its amenities. Church Street also provides easy access to M8 & M74 motorway networks and rail links to Glasgow and Edinburgh.

Independent Estates welcome to the market this substantial detached bungalow with large plot and large outbuilding has undergone extensive refurbishment both internally and externally providing walk in family accommodation comprising: Entrance to property via side facing upvc door leading to reception hallway with fitted carpet leading to lounge, four bedrooms, bathroom and storage. Spacious side facing lounge with feature fireplace incorporating gas fire and fitted carpet. Lounge opens into formal dining room with rear facing French doors and side facing window. Side facing newly installed fitted kitchen comprising range of base and wall mounted units including double electric oven, microwave, hob, extractor, partially tiled walls and laminated flooring.

Bedroom one is side facing with fitted carpet giving access to en suite. En suite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and tiled flooring. Bedroom two is side facing with fitted carpet. Bedroom three is front facing with fitted carpet. Bedroom four is again front facing with fitted carpet. Large family bathroom comprising four piece suite including low flush wc, wash hand basin, feature freestanding tub design bath, walk in double drench shower, fully tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Extensive grounds surround the property with front garden being mainly laid to decorative gravel with brick boundary wall. Large tarmac driveway to side leading to rear courtyard and outbuildings and double garage. The rear garden is again mainly laid to decorative gravel. Large double garage with roller door, electricity and lighting supplied. Large workshop/multi use space again with electricity and lighting supplied. In the centre of the outbuildings are ready made kennels however this could easily be removed for change of use.



**Offers Over £358,000**