





Wishaw

20 Loch Park, Wishaw, ML2 7EB

Independent Estates



Directions

From our office head toward Stewarton Street and Wishaw Cross, take the left onto Kirk Road. Carry on through the roundabout and turn right at mini-roundabout. The property is located on your right hand side identified by the 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	4.33m x 1.87m	Family/TV Room	3.19m x 2.68m
Kitchen	2.91m x 2.84m	Dining Room	2.65m x 2.25m
Utility	1.65m x 1.28m	WC	1.56m x 0.88m
Lounge	4.48m x 3.61m	Sun Room	4.69m x 4.39m
Bedroom One	3.33m x 2.91m	Ensuite	1.69m x 1.54m
Bedroom Two	3.25m x 2.69m	Bedroom Three	3.08m x 2.24m
Bedroom Four	2.55m x 2.52m	Bathroom	2.34m x 1.92m
Garage	5.05m x 2.31m		

Offices

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

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

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

Independent Estates are delighted to welcome to the market this impeccably presented extended detached villa. The property is arranged over two levels offering an outstanding, contemporary family home designed to high specification and accommodation which is ideal for modern family life. Entrance to property via front facing upvc door with glass insert and matching glazed side panel. Entrance hallway leads to lounge, kitchen, family/tv room, cloakroom w/c, carpeted staircase and storage cupboard. Rear facing central lounge with laminated flooring, feature fireplace incorporating gas fire and French doors opening into large family sun room with laminated flooring overlooking private rear garden. The sun room gives access to garden via French double glazed doors. Rear facing modern fully fitted dining/kitchen comprising range of base and wall mounted units, ample work surfaces, multi oven range with gas gas burners, extractor, feature lighting and laminated flooring. Formal dining area provides ample space for family dining. Side facing fully appointed utility providing ample storage, plumbing for automatic washing machine, sink partially tiled walls and laminated flooring. The utility gives access to side exit with half glazed timber exterior door. Front facing family/tv room with laminated flooring. Cloakroom w/c comprising low flush w/c, wash hand basin, fully tiled walls and floor.

Carpeted upper landing leads to four bedrooms, two storage cupboards and loft hatch. Bedroom one is front facing with laminate flooring. Front facing master en-suite comprising low flush w/c, wash hand basin with vanity, shower, fully tiled walls, tiled flooring and feature lighting. Bedroom two is rear facing with fitted wardrobes and laminated flooring. Bedroom three is front facing with fitted wardrobes and laminated flooring. Bedroom four is rear facing with laminated flooring. Rear facing family bathroom comprising low flush w/c, wash hand basin, bath, tiled walls and tiled flooring.

The property benefits from full gas central heating, double glazing throughout. Front garden is mainly laid to lawn with decorative borders and mature planting. Tarmac driveway providing off street parking. Private rear garden boasts large paved patio, lawn, timber deck and decorative borders.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £245,000