





Wishaw

16 Glengavel Gardens, Wishaw, ML2 8TE

Independent Estates



Directions

On leaving our office on Main street Wishaw travel back towards the Cross and turn left onto Kirk Road at the roundabout take your third exit on the left still on Kirk road, at the next round about turn left onto Coltness Road at the bottom of the road turn right onto Lyman Drive. Take first turning on your left into Glendorch Avenue then first left again. Continue to end of street and 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	7.15m x 1.54m	Livingroom	5.24m x 3.40m
Kitchen	5.28m x 3.17m	Utility	3.00m x 2.70m
Bedroom One	3.70m x 3.37m	Bedroom Two	3.69m x 3.13m
Bathroom	2.16m x 1.65m	Bedroom Three	3.69m x 3.23m
Bedroom Four	3.20m x 3.00m	Bathroom	3.51m x 1.77m
Summerhouse	3.82m x 2.74m	Garage	5.81m x 4.56m

Offices

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

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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.

Glengavel Gardens gives easy access to all local amenities including shops, supermarkets, leisure facilities, transport services, primary and secondary schooling. M8 and M74 motorway networks are also easy accessible.

Independent Estates are proud to present to the open market this deceptively spacious and modernised detached villa. The property is situated within sought after locale enjoying peaceful cul-de-sac setting. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert and matching glazed side panel leading to entrance reception hallway. Bright and airy hallway with laminated flooring leads to all lower compartments including fitted storage and carpeted contemporary staircase. Generous lounge with front facing picture window formation enjoying open views and laminated flooring. Rear facing fully fitted contemporary dining kitchen comprising range of base and wall mounted units, ample work surfaces, fully appointed integral appliances including double electric oven, hob with extractor, fridge freezer, dishwasher, microwave, coffee machine, wine chiller and warming drawer. Partially tiled walls, laminated flooring and rear facing half glazed upvc door. Rear facing utility room with fitted base and wall mounted units including integrated washing machine and laminated flooring. Bedroom one is front facing with grass effect vinyl flooring. Bedroom two is side facing with laminate flooring. Rear facing shower room comprising three piece suite including low flush w/c, wash hand basin with vanity, double shower cubicle with power shower, partially tiled walls, heated towel rail and tiled flooring.

Carpeted upper landing gives access to two further bedrooms, bathroom and storage. Bedroom three is rear facing with fitted wardrobes, carpet and gives access to additional storage room. Bedroom four is again rear facing with fitted wardrobes and carpet. Bathroom comprising of sink unit with vanity, double shower, bath, heated towel rail, vinyl flooring and low flush w/c.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with established decorative borders offering variety of plant and shrub specimens. Large mono block driveway to side providing ample off street parking for several vehicles leads to large detached garage/workshop. The garage is currently used as "man cave" housing hot tub with wood burning stove, electricity, lighting and side facing patio doors. Generous terraced rear garden complete with variety of different themed zones offering various areas to relax and enjoy comprising different materials including lawn, paving, composite deck and porcelain tiles. The garden further benefits from fully insulated summer house with electricity and lighting. Two greenhouses, two garden sheds and brick outhouse. The rear garden is fully enclosed via timber fencing.

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



Offers Over £275,000