





Wishaw

49 Gala Crescent, Wishaw, ML2 7JR

Independent Estates



Directions

On leaving our office travel down main Street heading for Motherwell. Take first turning on your right into Dryburgh Road. Continue along and take third turning on your left into Gala Crescent and the property is situated on your left hand side at bottom of street.

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	2.07m x 1.65m	Lounge	5.87m x 3.84m
Dining Kitchen	5.88m x 4.07m	Upper Landing	1.94m x 0.88m
Bedroom One	3.82m x 3.57m	Bedroom Two	4.94m x 2.43m
Bedroom Three	3.35m x 1.94m	Shower Room	2.32m x 1.86m

Offices

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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.

Independent Estates are delighted to welcome this well presented and deceptively spacious end terraced villa to the market. The property is situated in popular area of Wishaw and positioned within easy access to all local amenities including, shops supermarkets, schools and transport services including bus and rail. The property also gives easy access to M8 and M74 motorway networks.

Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to entrance hallway. Front facing carpeted hallway leads to lounge and staircase. Spacious lounge with front and rear facing window elevations, decorative fireplace incorporating electric fire and fitted carpet. Rear facing modern fitted kitchen comprising base and wall mounted units, ample work surfaces, electric oven, gas hob, integral appliances, partially tiled walls, laminate flooring, Front facing dining area, fitted storage cupboard and rear facing upvc door leading to rear garden.

Carpeted upper landing leads to three bedrooms, shower room and loft hatch. Bedroom one is front facing with fitted mirrored wardrobes and carpet. Bedroom two is rear facing with fitted carpet and storage cupboard. Bedroom three is front facing with fitted storage and carpet. Rear facing shower room comprising low flush wc, wash hand basin with vanity, shower cubicle, fully tiled walls, tiled flooring and heated towel rail.

The property benefits from gas central heating and double glazing throughout. The front garden is mainly laid to decorative gravel and paving with brick boundary wall. Large tarmac driveway to side provides ample off street parking for several vehicles. Rear garden is mainly laid to decorative gravel and paving with private rear outlook, timber garden shed and boundary fencing.

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



Offers Over £120,000