





Wishaw

187 Main Street, Wishaw, ML2 7NE

Independent Estates



Directions

From our Wishaw office travel down Main Street toward Belhaven Terrace and the property is situated on your left.

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	3.62m x 1.10m	Lounge	4.37m x 3.75m
Kitchen	2.36m x 1.35m	Bedroom	4.29m x 3.96m
Bathroom	2.01m x 1.75m		

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 within Wishaw Town Centre giving ideal access to all amenities and transport links including rail station. M8 and M74 motorway networks are also only a short drive away.

Independent Estates welcome this opportunity for buy to let/first time buyer, to purchase this centrally located top floor flat. Entrance to property via security entrance. Entrance to flat via solid wooden door leading to entrance hallway. Entrance hallway with laminated flooring leads to all compartments including storage cupboard. Spacious rear facing lounge laminated flooring. Lounge gives access to side facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls and laminated flooring.

Generous front facing double bedroom with bay style window, fitted storage and laminated flooring. Bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

The property boasts electric central heating and double glazing throughout. Private parking is situated to the rear.

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



Offers Over £38,000