







**Newmains**

179 Bonkle Road, Newmains, ML2 9AL

Independent Estates





## Directions

From our Offices take first left onto Kenilworth Avenue and travel along onto Kirk Road. Follow road through Cambusnethan and onto Newmains. From Newmains Roundabout take the second exit onto Bonkle Road. Continue along and the property is on your left hand side 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	4.49m x 4.12m	Sitting Room	4.37m x 4.08m
Dining Room	4.14m x 4.12m	Dining/Kitchen	10.00m x 3.99m
Games Room	11.7m x 4.21m	Study	5.00m x 2.84m
Utility Room	3.94m x 2.12m	Bedroom One	4.25m x 4.10m
En-Suite	3.39m x 2.86m	Bedroom Two	4.30m x 3.38m
Bedroom Three	4.18m x 3.96m	Bedroom Four	2.27m x 2.27m
Family Bathroom	3.38m x 2.98m		

## 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)

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.



Newmains is a popular area and located minutes away from Wishaw which has all the local amenities such as supermarkets, health centre, pubs, eateries, modern high school and primary schools, sports centre and an 18 hole golf course. The location is favoured by many who require good transport links and the local train station gives access to Glasgow and Edinburgh with the Edinburgh City bypass only a half hour drive away, making East Central Scotland easily accessible. The M74 and M8 motorway network is only a fifteen minute drive away and gives good access to Glasgow and the South.

Independent Estates are delighted to welcome to the market this truly magnificent family home. This substantial sandstone villa is positioned within significant grounds offering abundance of external space. "Fashoda" has been meticulously enhanced and upgraded by current vendors including generous rear extension which blends seamlessly with original property. This union provides modern contemporary living with period decadence. The refurbishment has been carried out to an impeccable standard using only premium quality materials, fixtures and fittings including Porcelonosa tiling throughout. Many original features have been retained and restored including fireplaces, decorative cornice and grand central staircase. Due to its size and current configuration the property offers fantastic space as it is, or easily create alternative layouts. Accommodation comprises: Entrance to property via front facing upvc double storm doors leading to entrance vestibule with original tiled flooring. Main reception hallway with fitted carpet is dominated by a beautiful original staircase with decorative balustrade and original cornice. Reception hallway gives access to formal lounge, sitting room, formal dining room, master bedroom and storage. Formal lounge with front and side facing window formations, feature fireplace, decorative alcove and fitted carpet. Front facing sitting room with feature fireplace incorporating gas fire and fitted carpet. Rear facing master bedroom with fully fitted bedroom suite offering multiple storage and fitted carpet. Generous luxury master en suite comprising freestanding bath tub, walk in shower, natural stone feature basin, low flush wc, side facing window and decorative recesses. The bathroom is fully tiled with storage cupboard. Formal dining room with laminated flooring, decorative alcove and roof skylight. Dining room gives access to large designer kitchen and family area. Fully fitted kitchen offering a wealth of base and wall storage, granite work surfaces with large breakfasting bar, Neff appliances including triple ovens, warmer, induction hob, extractor. dishwasher and built in fryer. Rear facing family area with French doors opening out into rear garden. Large fully appointed utility room with rear facing window, fitted base and wall mounted units, granite work surface and tiled walls. Utility gives access to shower room, storage and side facing upvc exterior door. Side facing shower room comprising low flush wc, wash hand basin with vanity, double shower cubicle, fully tiled walls and tiled flooring. Large games room and bar with rear facing French doors, side facing windows and tiled flooring. Leads to shower room, office and front facing exterior door. Side facing shower room comprising low flush wc, wash hand basin and shower, tiled walls and flooring. Front facing office with feature original fireplace, fitted storage and carpet.

Carpeted upper landing with skylight gives access to three further bedrooms and bathroom. Side facing bathroom comprising low flush wc, walk in shower, freestanding original bath tub, modern sink unit with vanity, fully tiled walls and tiled flooring. Bedroom two is front facing with bay style window formation, fitted wardrobes, storage and carpet. Bedroom three is again front facing with bay style window formation, fitted storage and carpet. Bedroom four is front facing with fitted storage and carpet.

The property boasts full gas central heating with under floor located in kitchen, games and utility rooms. Double glazing and security system is also present throughout. Front garden is mainly laid to lawn with mono block pathway, brick boundary wall with decorative wrought iron railing capping. Large mono block driveway to side leads to double wrought iron electric security gates giving access to courtyard providing ample parking and turning for several vehicles. Numerous external power outlets and floodlighting. Detached brick double garage/workshop with double up and over doors, electricity and lighting supplied. Extensive rear and side gardens are fully enclosed via timber fencing and offers variety of zones including large patio area with artificial lawn, mono block drying area and sizable lawn areas with decorative planting, matured trees including pear, apple specimens and raised sleeper planters.

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

**Offers Over £429,995**

