







# Salsburgh

29 Kateswell Drive, Salsburgh, ML7 4NN

Independent Estates





## Directions

From Newhouse roundabout take continue towards Salsburgh on B7066, staying on this road at first mini roundabout turn right into Kateswell Drive and continue. The property will be located on the 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

Entrance Hallway	2.66m x 2.24m	Lounge	5.08m x 4.20m
Dining Kitchen	5.18m x 2.40m	Cloakroom WC	1.48m x 0.89m
Upper Landing	3.21m x 2.00m	Master Bedroom	3.29m x 2.65m
En Suite	1.50m x 1.49m	Bedroom Two	3.17m x 3.06m
Bedroom Three	2.68m x 2.46m	Bathroom	1.98m x 1.93m

## 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)

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Independent Estates present to the market this well presented semi detached villa situated in the quiet village of Salsburgh. Local amenities include bus and train links, shopping and schools. Easy access to the M8 provides travel links throughout central Scotland and easy commuting between Glasgow and Edinburgh.

The accommodation is arranged over two levels comprising: Entrance to property via front facing UPVC door with glass insert giving access to entrance hallway with laminated flooring and side facing window formation. The hallway gives access to lounge, cloakroom wc and carpeted staircase. Spacious front facing lounge with fitted carpet. Rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, fitted storage cupboard, electric oven, hob, extractor, partially tiled walls and laminated flooring. The dining kitchen gives access to rear garden. Side facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and laminated flooring.

Side facing carpeted upper landing with decorative timber balustrade gives access to three bedrooms with master en suite, family bathroom and loft hatch. Master bedroom is front facing with fitted wardrobes and carpet. En suite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and tiled flooring. Bedroom two is rear facing with fitted mirrored wardrobes and carpet. Bedroom three is front facing with fitted carpet. Recently installed family bathroom comprising low flush wc, wash hand basin with vanity, bath, shower (over bath), fully tiled walls and tiled flooring.

The property boasts full double glazing and oil fired central heating throughout. Front garden is mainly laid to lawn with large gravel driveway to side providing ample off street parking. Rear garden is again mainly laid to lawn with timber deck and paved patio.

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



**Offers Over £148,000**