





Wishaw

435 Main Street Wishaw ML2 7PJ

Independent Estates



Directions

Traveling from our office toward Motherwell turn right at traffic lights. Take first left then first left again. At T junction turn left. Follow road round tight right hand corner 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	4.21m x 1.46m	Livingroom	5.07m x 3.89m
Kitchen	3.85m x 2.66m	Bedroom One	3.86m x 3.32m
Bedroom Two	3.79m x 2.63m	Bedroom Three	2.71m x 2.17m
Shower Room	2.66m x 1.63m	Hallway	1.83m x 0.96m
Garage	5.57m x 2.62m		

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 in the popular town of Wishaw, with its central yet private location. Main Street is within walking distance to all amenities and transport services including Wishaw General Hospital, sports centre and train station. Main Street offers easy access for commuting to Glasgow and Edinburgh via easy accessible motorway networks.

Independent Estates are delighted to welcome to the market this well presented detached bungalow offering excellent accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to reception hallway with laminated flooring. Hallway leads to lounge, kitchen, shower room, three bedrooms and fitted storage. The hallway also gives access to loft hatch. Generous front facing lounge with picture window and laminated flooring. Rear and side facing fully fitted kitchen comprising range of base and wall mounted units ample work surfaces, electric oven, hob, extractor, laminated flooring and rear facing upvc door with glass insert. Bedroom one is front facing with fitted wardrobes, bedroom suite and laminated flooring. Bedroom two is rear facing with French doors opening out into rear garden, fitted wardrobes and laminated flooring. Bedroom three is again rear facing with fitted mirrored wardrobes and carpet. Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle, decorative shower board, heated towel rail, feature lighting and tiled flooring.

The property benefits from double glazing and gas central heating with newly installed Worcester Bosch boiler. Front garden is mainly laid to mono block with synthetic turf and brick boundary wall incorporating decorative planting. Gravel driveway with paved parking and single brick garage with up and over door, power and lighting supplied. Private rear garden is again mainly laid to mono block with synthetic turf, garden shed, potting shed and timber fencing.



Offers Over £215,000