





Wishaw

103 Buchan Street, Wishaw, ML2 7HS

Independent Estates



Directions

From our office travel towards Wishaw Cross and turn left onto Kirk Road. Continue along this route and take the third exit at the roundabout at Morrisons. Continue straight through next mini-roundabout. At next roundabout take first exit onto Coltness Road. Continue straight through set of traffic lights and straight through mini roundabout. Take your third left onto Earlston Street. At T junction turn right onto Buchan Street. 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	2.18m x 1.87m	Livingroom	5.78m x 3.15m
Kitchen	3.35m x 2.23m	Upper Landing	1.92m x 0.89m
Bedroom One	3.52m x 2.75m	Bedroom Two	3.35m x 2.95m
Bathroom	1.88m x 1.67m	Floored Loft	5.47m x 2.97m

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.

Situated in the popular town of Wishaw, the property is within easy access to all local amenities and transport services. Buchan Street has easy access for commuting to Glasgow and Edinburgh via motorway network.

Independent Estates are delighted to welcome to the market this immaculately presented mid terraced villa. Offering deceptively spacious family accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Hallway with laminated flooring and front facing window giving access to lounge, carpeted staircase and large storage cupboard. Bright lounge/dining with front and rear facing window formations, decoratively tiled feature wall incorporating inset fireplace. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, microwave, gas hob, extractor, real/natural stone flooring and rear facing upvc glazed exterior door leading to rear garden.

Carpeted upper landing leads to two bedrooms, second carpeted staircase, bathroom and floored loft. Bedroom one benefits from rear facing window, fitted storage and laminated flooring. Bedroom two is front facing with fitted carpet. Floored loft benefits from fitted storage, carpet and rear facing skylight. Rear facing bathroom comprising three-piece suite including low flush w/c, wash hand basin with vanity, bath, drench shower (over bath), fully tiled walls, heated towel rail and tiled flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to decorative paving with decorative raised borders. Rear garden is again mainly laid to decorative paving with timber deck, timber garden shed and boundary fencing.

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



Offers Over £108,000