





# Cleland

11 Baxter Brae, Cleland, ML1 5FG

Independent Estates



## Directions

On leaving Wishaw via Coltness Road travel toward Cleland. At roundabout take your third exit then first right onto Baxter Brae. 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	1.68m x 1.02m	Livingroom	4.15m x 3.28m
Kitchen	4.22m x 2.67m	WC	1.74m x 0.86m
Upper Landing	1.93m x 1.50m	Bedroom One	3.54m x 3.25m
Bedroom Two	3.29m x 2.23m	Bathroom	1.86m x 1.67m

## 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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Baxter Brae is situated within the popular village of Cleland. Providing easy access to all local amenities including schooling, shops and transport services including train station. The larger towns of Wishaw and Motherwell are only a short distance away providing wider range of services.

Independent Estates are delighted to welcome to the market this well presented semi detached villa. The property offers walk in accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Entrance hallway with laminated flooring gives access to cloakroom wc, lounge and carpeted staircase. Front facing lounge with laminated flooring leads through to kitchen diner via French doors. Kitchen/diner offers a range of both base and wall mounted units, ample work surfaces, partially tiled walls, lino flooring, electric oven, gas hob and extractor. The kitchen benefits from fitted storage, rear facing window and patio doors opening out onto patio and rear garden. Front facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and lino flooring.

Carpeted upper landing gives access to two bedrooms, bathroom and loft hatch. Bedroom one is front facing with fitted wardrobes and carpet. Bedroom two is rear facing with fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with double mono-blocked driveway. Fully enclosed rear garden via timber fencing with lawn and paved patio area.

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



**Offers Over £147,000**