





Wishaw

East Hamilton Street, Wishaw, ML2 8BH

Independent Estates



Directions

From our office heading toward Wishaw Cross. Continue straight through traffic lights onto Stewarton Street. Take the first right into East Academy Street. Take first left onto East Hamilton Street. The property is further along street on your right hand side.

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 Porch	1.96m x 1.36m	Playroom/Bedroom	4.27m x 3.80m
Dining Room	3.67m x 3.60m	Formal Lounge	4.33m x 3.82m
Sitting Room	5.32m x 3.73m	Bedroom One	4.29m x 2.89m
Kitchen	4.52m x 4.21m	Bathroom	2.62m x 1.56m
Bedroom Two	4.55m x 2.73m	Bedroom Three	4.35m x 3.79m
Bedroom Four	4.10m x 2.40m	Office	3.25m x 1.56m
Bathroom	3.66m x 1.77m		

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.

Independent estates are proud to welcome to the market this spacious detached villa, which offers a wealth of family accommodation and series of large outbuildings offering additional potential for future development. The current vendors have undertaken upgrading of the property over the period of ownership yet retained many original features. Situated within close proximity to the Town Centre providing easy access to all local amenities including local shops, supermarkets, schooling and leisure facilities. East Hamilton Street gives easy access for commuting to Glasgow and Edinburgh via motorway and local transport networks.

Accommodation is arranged over two floors comprising: Entrance to property via front facing upvc door with glass insert leading to entrance porch with vinyl flooring. Leads to main reception hallway with laminated flooring leading to all lower compartments including carpeted staircase with decorative timber balustrade and walk in storage. Lounge boasts rear facing French doors opening out onto raised timber deck, feature fireplace incorporating log burning stove and decorative alcove. Rear facing newly installed fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric double oven, microwave, electric hob, extractor, hob and side facing door giving access to rear porch/boot room with laminated flooring and rear facing upvc door giving access to rear garden. Formal central dining room with laminated flooring walk in pantry and feature fireplace incorporating log burner. Front facing second lounge with feature fireplace decorative alcove and carpet. Family room/playroom is again front facing with laminated flooring. Front facing bedroom with fitted wardrobes and carpet. Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle with drench shower, decorative wall panelling and laminated flooring.

Rear facing upper landing accessed via carpeted staircase with decorative balustrade leads to three bedrooms, box room, family bathroom, storage cupboard and loft hatch. Bedroom one is front facing with bay style window formation, fitted wardrobes and carpet. Bedroom two is again front facing with bay style window formation, fitted wardrobes and carpet. Rear facing bedroom three with fitted carpet. Front facing box room/study with fitted carpet. Rear facing family bathroom comprising low flush wc, wash hand basin, roll top original bath tub, decorative panelling and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel with brick boundary wall. Double wrought iron gates leads to large paved and gravel driveway providing ample off street parking for several vehicles. Private rear garden is mainly laid to decorative gravel. Large raised timber decked patio. Generous detached garage/workshop with automatic roller door, electricity, lighting and water supply. Further two outbuildings again with power, lighting and one with water supply.

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Offers Over £334,995