







**Wishaw**

Kirk Road, Wishaw, ML2 8LH

Independent Estates





## Directions

Travel along past Morrisons and take your second right into Kennedy Street. The property is situated on your left hand side immediately after turning.

## 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

Reception Hallway	3.74m x 2.40m	Lounge	5.56m x 4.64m
Second Public	4.68m x 4.51m	Kitchen	4.14m x 3.32m
Bedroom One	4.24m x 3.60m	WC	1.96m x 1.60m
Upper Landing	3.82m x 1.02m	Bedroom Two	4.38m x 4.13m
Bedroom Three	4.38m x 3.74m	Bedroom Four	3.53m x 3.04m
Bathroom	2.73m x 1.80m		

## 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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Kirk Road is close to Primary and Secondary schooling and is located just a short walk from Wishaw Town Centre, where a range of shops, banks, restaurants and leisure facilities are situated as well as Tesco and Morrisons Supermarkets. Wishaw also benefits from a Rail Station with lines running to both Glasgow and Edinburgh and is located only a short drive from the M8/M74 motorway networks.

Independent Estates are delighted to welcome to the market the opportunity to acquire this generously proportioned detached villa, formerly Cambusnethan Church Manse. The property offers sizable accommodation arranged over two levels. Entrance to property via front facing double timber storm doors leading to entrance vestibule with tiled flooring. Glazed interior door with matching side panels gives access to reception hallway with fitted carpet. Hallway gives access to lounge, dining kitchen, second public reception, bedroom one, wc, two storage cupboards and carpeted staircase. Generous front facing lounge with bay style window formation, side facing window, feature fireplace and fitted carpet. Second front facing reception room and again with bay style window formation and fitted carpet. Side facing dining kitchen comprising a range of base and wall mounted units, ample work surfaces, cooker, partially tiled walls and laminated flooring. Kitchen gives access to walk in pantry with rear facing window and housing central heating boiler. Second rear hallway gives access to side facing timber exterior door and storage. Side facing bedroom one with bay style window formation and fitted carpet. Rear facing wc comprising low flush wc, wash hand basin, partially tiled walls and fitted carpet.

Rear facing carpeted upper landing gives access to further three double bedrooms, family bathroom and loft hatch. Bedroom two is side facing with fitted carpet and storage. Bedroom three is again side facing with fitted carpet and storage. Bedroom four is front facing with fitted carpet. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

The property boasts full gas central heating, double glazing and alarm system throughout. Extensive matured gardens surround the property with tarmac driveway access via wrought iron gates providing ample off street parking and leads to a single detached garage with up and over door, electricity, lighting, side pedestrian access and attached rear store shed. Large front garden is mainly laid to lawn with matured planting and trees enclosed via sandstone boundary wall. Side garden with pedestrian access is again mainly laid to lawn with decorative planting and matured hedging. Rear garden and drying area with lawn, patio space, access to cellar and fully enclosed via boundary walls.

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



**Offers Over £289,000**