





Wishaw

Murdostoun Gardens, Wishaw, ML2 7LJ

Independent Estates



Directions

From Independent Estates office travel down Wishaw Main Street and take first right turning, continue along and take first left. Continue along this route until you reach North Dryburgh Road. Take your first right into Murdostoun Gardens, at T junction turn right and the property is situated on your left. The property is situated on the right-hand side and can be identified by our for-sale board.

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	4.39m x 1.95m	Lounge	4.37mx 3.75m
Dining Kitchen	4.63m x 3.75m	Bedroom One	3.74m x 2.69m
En suite	2.71m x 1.08m	Bedroom Two	2.68m x 2.49m
Upper Landing	2.77m x 0.92m	Bedroom Three	4.59m x 2.97m
Bedroom Four	4.53m x 2.71m	Bathroom	1.90m x 1.62m

Offices

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Murdostoun Gardens 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 privileged to welcome to the market this rarely available semi detached villa. The property is situated within highly sought after locale, positioned within tranquil setting overlooking open area and woodland. The setting provides a real sense of tranquillity, yet within a short distance to all local amenities. Accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to entrance hallway. Entrance hallway leads to lounge, two bedrooms, storage and carpeted staircase. Bright front facing lounge overlooking woodland with fitted carpet. Rear facing dining kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, fitted tumble dryer, partially tiled walls and tiled flooring. The dining kitchen gives access to rear garden via half glazed upvc door. Bedroom one is rear facing with fitted storage and laminated flooring. Rear facing master ensuite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and tiled flooring. Bedroom two is front facing with fitted carpet and storage.

Carpeted upper landing leads to two further double bedrooms, family bathroom and loft hatch access. Bedroom three is rear facing with fitted storage and carpet. Bedroom four is again rear facing with fitted storage. Rear facing family bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls and tiled flooring.

The property benefits from gas central heating and double glazing throughout. Front garden is mainly laid to lawn with paved pathway and decorative planted borders. Rear garden again is mainly laid to lawn with paved patio and timber fencing.

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



Offers Over £163,000