





**Wishaw**

Gilchrist Way, Wishaw, ML2 8JX

Independent Estates



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Directions

From our offices continue through the lights on Main Street towards Stewarton Street, heading towards Waterloo. At the mini roundabout turn right onto Dimsdale Road, turn right onto Gilchrist Way at the roundabout take the second exit onto Gilchrist Way, the property will be highlighted by our for-sale sign on the left-hand side at end of cul de sac.

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

Hallway	4.33m x 1.37m	Lounge	4.69m x 3.61m
Dining Kitchen	4.66m x 2.50m	Dining Room	3.28m x 2.73m
Conservatory	5.44m x 3.21m	Upper Landing	3.07m x 1.17m
Bedroom One	3.67m x 3.62m	Ensuite	1.88m x 1.58m
Bedroom Two	3.38m x 2.51m	Bedroom Three	2.95m x 2.55m
Bedroom Four	2.98m x 2.58m	Bathroom	1.86m x 1.75m

Positioned within quiet cul de sac location, Gilchrist Way 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 proud and delighted to present this immaculately presented Detached Villa to the market. The presentation both internally and externally has been beautifully executed and maintained by the current vendors. The accommodation is arranged over two floors offering flexible family accommodation that must be seen to be appreciated comprising: Entrance to property via front facing solid wooden door with glass insert. Entrance hallway with luxury vinyl tile flooring leads to formal dining room, lounge, dining/kitchen, cloakroom w/c, carpeted staircase and storage cupboard. Spacious rear facing lounge with luxury vinyl tile flooring, feature fireplace incorporating display fire and French doors opening out onto rear garden. Rear facing dining/kitchen comprising range of base and wall mounted units, ample work surfaces, gas hob, electric oven, extractor, partially tiled walls, tiled flooring and side facing glazed upvc door giving access to conservatory. Spacious conservatory currently as formal dining space with tiled flooring and access to garden via French doors. Front facing formal dining room with luxury vinyl tile flooring. Cloakroom toilet comprising low flush w/c, wash hand basin partially tiled walls and tiled flooring.

Carpeted upper landing gives access to four bedrooms, family bathroom, storage cupboard and partially floored loft with access ladder and light. Bedroom one is front facing with three window formations, fitted double wardrobes, decorative alcove and fitted carpet. Side facing master en-suite comprising low flush w/c, wash hand basin, double shower cubicle with power shower, tiled walls and tiled flooring. Bedroom two is front facing with decorative alcove with lighting, double wardrobes and fitted carpet. Bedroom three is rear facing with fitted carpet. Bedroom four is again rear facing with fitted carpet. Rear facing family bathroom comprising three-piece suite including shower over bath, low flush w/c, wash hand basin, partially tiled walls and tiled flooring.

The property boasts full gas central heating, double glazing and security alarm throughout. Front garden is mainly tarmac driveway providing ample off street parking for several vehicles leading to single garage with up and over door, electric and lighting supplied. South Facing private rear garden is again mainly laid to lawn with paved patio, decorative matured planting offering interest all year round and timber privacy fencing.

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



**Offers Over £260,000**