





Wishaw

Ettrick Street, Wishaw, ML2 7LE

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 left into Melrose Crescent then second right into Ettrick Street. The property is situated on the left -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

Hallway	1.89m x 1.40m	Kitchen	3.49m x 2.41m
Lounge	5.51m x 3.20m	Conservatory	2.68m x 2.36m
Upper Landing	1.79m x 0.97m	Bedroom One	4.70m x 2.63m
Bedroom Two	3.80m x 2.77m	Shower Room	1.79m x 1.64m

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

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Situated in the popular town of Wishaw. The property is within easy access to all local amenities and transport services. Ettrick Street has easy access for commuting to Glasgow and Edinburgh via motorway network.

Independent Estates are delighted to welcome this well-presented mid terraced villa to the market. The property offers walk in accommodation arranged over two levels comprising: Entrance to the property via front facing upvc door with glass insert leading to entrance hallway. Entrance hallway with fitted carpet gives access to lounge/dining, kitchen and carpeted staircase with front facing window. Spacious front and rear facing lounge/dining with fitted carpet and boasting rear patio doors leading to conservatory. Conservatory with laminated flooring gives access to rear garden. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor and vinyl flooring. The kitchen gives access to rear garden via half glazed upvc exterior door.

Carpeted upper landing gives access to two double bedrooms, shower room and loft hatch. Bedroom one is front facing with fitted carpet and storage cupboard. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin, shower, tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative mono block driveway providing off street parking. Rear garden benefits from decorative gravel and paving. Timber summer house and garden shed. The rear garden enjoys open outlook and enclosed via timber fencing.

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



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