





New Stevenston

Kings Drive, New Stevenston, ML1 4HZ

Independent Estates



Directions

Traveling from Motherwell along Merry Street heading for Carfin take your first left after carwash at mini roundabout onto Jerviston Street. Take the first on your left into Park Street and straight through first mini roundabout onto Kings Drive. The property is situated on your right.

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	1.68m x 1.19m	Lounge	4.34m x 3.69m
Kitchen	3.53m x 3.25m	Bedroom One	4.35m x 3.37m
Bedroom Two	3.81m x 3.10m	Shower Room	2.02m x 1.89m

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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Independent Estates are delighted to welcome this bright and freshly decorated upper cottage flat to the market. Situated in the popular New Stevenston area and within a short drive to the local towns of Motherwell, Wishaw and Bellshill with all their local amenities including transport services. Kings Drive has the benefit of being located in a quiet locale and has easy access for commuting to Glasgow and Edinburgh via motorway and local transport networks.

Accommodation is arranged over the upper level comprising: Entrance to property via side facing upvc door with glass insert giving access to carpeted staircase. Carpeted upper landing provides access to lounge, two double bedrooms, shower room, walk in storage cupboard and loft hatch. Spacious front facing lounge with laminated flooring and feature lighting. Lounge opens via French doors into fully fitted kitchen comprising range of base and wall mounted cabinets, ample work surfaces, electric oven, hob and extractor with partially tiled walls and vinyl flooring.

Bedroom one is front facing with laminated flooring and fitted storage. Bedroom two is rear facing with laminated flooring and fitted storage. Rear facing shower room comprising low flush wc, wash hand basin, shower, wet wall panelling and waterproof slip-resistant flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Large rear garden mainly laid to lawn with gravel area and garden shed. The garden is fully enclosed via timber fencing.



Offers Over £88,000