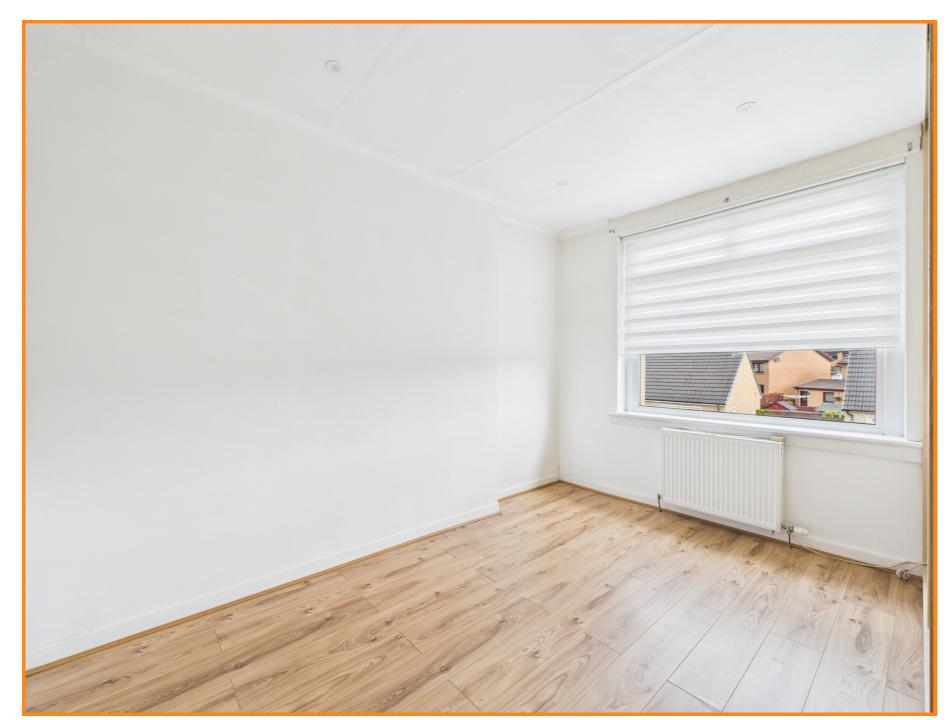






Newmains



Directions

From our Offices take first left onto Kenilworth Avenue and travel along onto Kirk Road. Follow road through Cambusnethan and onto Newmains. From Newmains roundabout take the first exit onto Westwood Road. Take fourth left into Murdouston View. The property is situated on your left hand side.

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
 0.97m x 0.87m
 Lounge
 4.17m x 3.74m

 Kitchen
 3.09m x 2.77m
 Bedroom
 3.76m x 3.05m

 Shower Room
 1.94m x 1.81m
 Upper Hallway
 3.61m x 0.99m

Offices

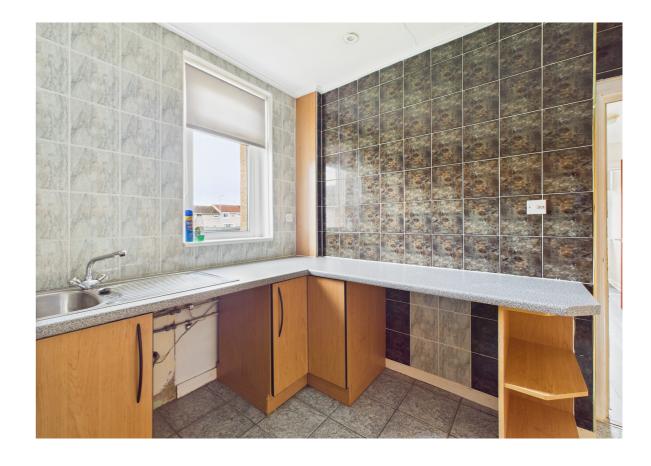
55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com 97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

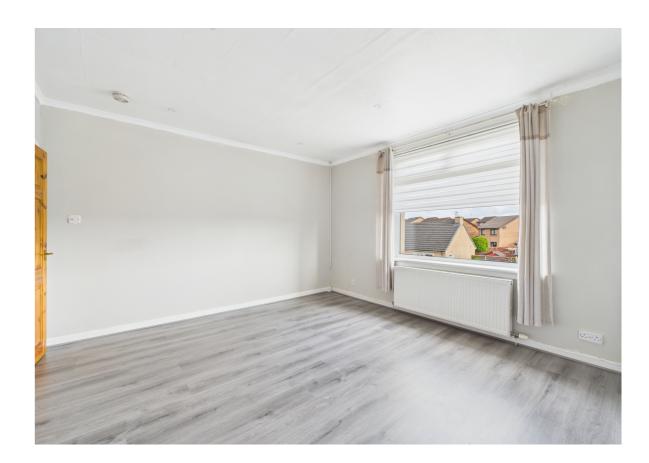
Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Situated in the popular town of Newmains and within a short drive to Wishaw with all its amenities. Murdostoun View has easy access to local train stations Wishaw, Cleland and Shotts. Also within easy access are the M74 and M8 motorway network.

Independent Estates are delighted to welcome to the market this well presented upper cottage flat, ideal for the first time buyer or buy to let investor. Accommodation comprises: Entrance to property via side facing upvc door giving access to carpeted entrance staircase with fitted storage and rear facing window. Carpeted upper landing again with storage cupboard and side facing window leads to hallway via glazed timber door. Hallway with laminated flooring gives access to lounge, fitted kitchen, double bedroom, shower room and loft hatch. Spacious front facing lounge with decorative alcove, feature lighting and laminated flooring. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob and extractor. The kitchen benefits from fully tiled walls and tiled flooring.

The bedroom is again front facing with triple fitted wardrobes and laminated flooring. Rear facing shower room comprising low flush wc, wash hand basin, shower cubicle, fully tiled walls and tiled flooring. The property benefits from gas central heating and double glazing. Mono block driveway to side providing ample parking for two vehicles.





Offers Over £64,000