







**Newmains**

Murdostoun View, Newmains, ML2 9HA

Independent Estates





Offices

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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



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**