

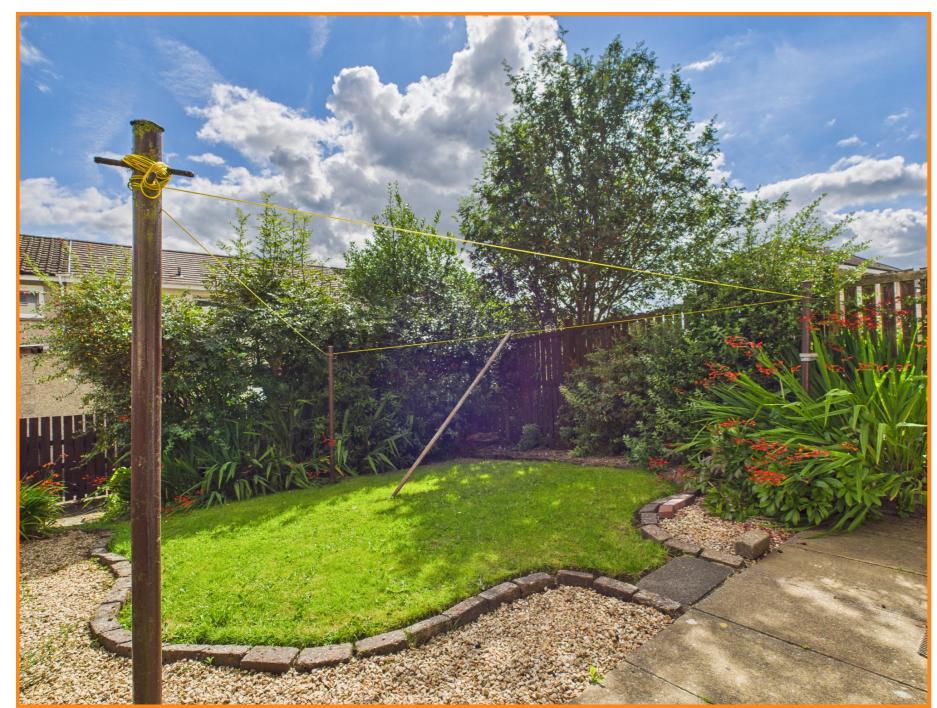




Cleland

Tinto Way, Cleland, ML1 5PJ

Independent Estates



Directions

On leaving Wishaw via Coltness Road travel toward Cleland. At roundabout take your second exit and second at next mini roundabout. Continue along Main Street and take your second left over railway bridge onto Biggar Road. Take your second left onto Wilsgait Street. At end of street turn right onto Gorsehall Street. Tinto way is situated on your right and property 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.

Fincancial Valuations of Offers

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	4.50m x 2.41m	Lounge	5.97m x 3.79m
Kitchen	3.04m x 2.87m	Bedroom One	3.87m x 3.44m
Bedroom Two	3.83m x 2.43m	Bedroom Three	3.40m x 2.08m
Shower Room	2.51m x 1.86m		

Offices

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

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Tinto Way is situated within the popular village of Cleland. Providing easy access to all local amenities including schooling, shops and transport services including train station. The larger towns of Wishaw and Motherwell are only a short distance away providing wider range of services.

Independent Estates are delighted to welcome to the market this deceptively spacious mid terraced villa. The property offers accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to reception hallway. Reception hallway with two fitted storage cupboards and carpet. Hallway leads to lounge, kitchen and carpeted staircase. Spacious front and rear facing lounge with fitted carpet. Rear facing fitted kitchen comprising base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, hob, extractor and tiled flooring. The kitchen gives access to rear garden via upvc door with glass insert.

Carpeted upper landing gives access to three bedrooms, shower room, large storage cupboard and loft hatch. Bedroom one is front facing with fitted carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is again front facing with fitted carpet and storage cupboard. Recently upgraded shower room comprising low flush wc, wash hand basin with vanity, double shower cubicle, fully tiled walls and flooring.

The property boasts full gas central heating and double glazing. Front garden is mainly laid to lawn with decorative borders with timber fencing. Rear garden is again mainly laid to lawn with decorative planted borders, paving, garden shed and timber fencing.





Offers Over £103,500