





Wishaw

Kirk Road, Wishaw, ML2 7BL

Independent Estates



Directions

From our office travel towards Wishaw Cross and turn left onto Kirk Road. The property is situated on your left.

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

Entrance Hallway	5.07m x 1.03m	Lounge/Kitchen	2.74m x 5.65m
Bedroom 1	4.13m x 3.77m	Bedroom 2	2.95m x 4.08m
Bathroom	2.42m x 1.66m		

Offices

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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.

Independent Estates are delighted to welcome to the market this upper sandstone flat with superb central location. The property gives easy access to all local amenities including walking distance to Wishaw train station. Excellent road networks to surrounding areas, M8 and M74 are only a short drive away.

The property is accessed via private security entrance. Entrance to property via solid wooden door leading to L shaped reception hallway with laminated flooring. Hallway leads to all compartments including loft hatch. Open plan lounge/kitchen with rear facing window, laminated flooring, decorative wall panelling and recessed alcove which has been converted into bar area. The newly installed contemporary kitchen provides ample base and wall mounted units, ample work surfaces, electric oven, hob, extractor, integral fridge/freezer and washer dryer. Bedroom one is front facing with fitted carpet. Bedroom two is again front facing with fitted carpet. Rear facing upgraded bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), feature LED lighting installations and laminated flooring.

The property boasts full gas central heating and double glazing throughout. Private paved courtyard is located at the rear of property and enclosed via brick boundary walls.

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



Offers Over £53,000