





Wishaw

Cambusnethan Street, Wishaw, ML2 8NN

Independent Estates



Directions

From our office travel up Wishaw Main Street and turn left on to Kirk Road. Continue up Kirk Road and at roundabout take third exit and continue up road straight through roundabout on to Cambusnethan Street, the property is situated on your right hand side 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

Entrance Vestibule	1.90m x 1.34m	Entrance Hallway	2.35m x 1.08m
Lounge	4.51m x 3.14m	Kitchen	3.33m x 2.09m
Bedroom One	3.61m x 3.01m	Bedroom Two	3.62m x 2.69m
Bathroom	2.40m x 1.43m		

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

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.

Cambusnethan Street is located just a short walk from Wishaw Town Centre, where a range of shops, restaurants and leisure facilities are situated; as well as Asda, Tesco and Morrisons Supermarkets. Wishaw also benefits from a Rail Station with lines running to both Glasgow and Edinburgh and is located only a short drive from the M8/M74 motorway networks.

Independent Estates are delighted to bring to the market this two bedroom lower cottage flat. The property requires a degree of upgrading and would be an ideal purchase for the first time buyer or investor alike. Accommodation is arranged over ground level comprising: Entrance to property via side facing upvc door with glass insert giving access to entrance vestibule with laminated flooring. Vestibule gives access to hallway, bathroom and large store cupboard. Hallway with laminated flooring leads to lounge, kitchen and bedroom one. Spacious rear facing lounge with French door window formation overlooking rear garden and laminated flooring. Lounge gives access to bedroom two with front facing window formation. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls and tiled flooring. Bedroom one is again front facing with laminated flooring. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls and vinyl flooring.

The property benefits from gas central heating and double glazing throughout. Front garden is enclosed via timber fencing. Mono block driveway to side accessed via wrought iron gates leads to rear garden which again is mainly laid to mono block and paving with timber garage. The rear garden is enclosed via timber fencing.

PLEASE NOTE PROPERTY IS SOLD AS SEEN



Offers Over £63,000