





**Wishaw**

Grampian Road, Wishaw, ML2 7PZ

Independent Estates



## Directions

From our office travel down Main Street. Continue to first roundabout and take the fourth exit onto Heathery Road. Continue along and take the fourth turning onto Grampian Road, 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 | 2.62m x 0.80m | Entrance Hallway | 3.53m x 2.61m |
| Lounge             | 7.29m x 3.61m | Kitchen          | 2.69m x 2.35m |
| Rear Hall          | 1.09m x 0.94m | Bedroom One      | 4.47m x 3.63m |
| Bedroom Two        | 3.52m x 2.72m | Bedroom Three    | 3.39m x 3.35m |
| Bathroom           | 2.06m x 1.71m |                  |               |

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ

Tel: 01555 759777

Email: [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU

Tel: 01698 373737

Email: [wishaw@independentestates.com](mailto: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.

Grampian Road is situated within easy access to Wishaw and Motherwell Town Centres with all of their amenities including shops, supermarkets, schools and transport services. The situation also provides good access to M74 and M8 motorway networks.

Independent Estates are pleased to welcome to the market this spacious semi detached villa offering well proportioned family accommodation over two levels. Entrance to property via front facing solid wooden door with glass insert leading to entrance vestibule. Vestibule leads to side facing hallway with fitted carpet giving access to lounge/dining, kitchen, carpeted staircase and storage. Spacious lounge/dining room front and rear facing window formations, feature fireplace and fitted carpet. Rear facing fitted kitchen with rear facing window, range of base and wall mounted units, ample work surfaces, electric cooker, partially tiled walls and vinyl flooring. The kitchen gives access to side facing exterior door with glass insert and two storage cupboard/pantry.

Carpeted upper landing with side facing window formation gives access to three bedrooms, bathroom and loft hatch. Bedroom one is front facing with fitted bedroom suite and carpet. Bedroom two is rear facing with fitted bedroom suite, storage cupboard and carpet. Bedroom three is again front facing with fitted storage and carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin with vanity, bath, shower (over bath), decorative shower boarding and vinyl flooring.

The property boasts full gas central heating. Front garden is mainly laid to decorative gravel with paving driveway to side. Large rear garden is again mainly laid to paving with decorative gravel. Timber garden shed and fencing.



**Offers Over £97,500**