





Wishaw

Eastmuir Street, Cambusnethan, Wishaw, ML2 8PX

Independent Estates



Directions

Traveling through Cambusnethan from Wishaw towards Newmains take your second right right into Eastmuir Street and the property is situated on your left 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.

Financial 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	1.05m x 0.91m	Kitchen	3.15m x 1.73m
Livingroom	5.17m x 3.49m	Bedroom	4.34m x 3.34m
Shower Room	2.42m x 1.47m		

Offices

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97 Main Street, Wishaw, Lanarkshire ML2 7AU

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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.

Eastmuir Street is located just a short distance from Wishaw Town Centre, where a range of shops, banks, restaurants and leisure facilities are situated as well as Tesco and Morrisons Supermarkets. Wishaw also benefits from a train 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 welcome this immaculately decorated upper cottage flat to the market, suitable for the first time buyer or buy to let investor offering walk in accommodation comprising: Entrance to property via front facing upvc door giving access to carpeted entrance staircase. Staircase leads to entrance hallway with laminated flooring and side facing window. Hallway provides access to lounge, kitchen, shower room, double bedroom and loft hatch. Spacious rear facing lounge with feature alcoves with storage and fitted carpet. Recently upgraded fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob and extractor. The kitchen further benefits from laminated flooring and pantry storage with side facing window.

Spacious front facing double bedroom with fitted carpet. Rear upgraded shower room comprising low flush wc, wash hand basin, double shower cubicle, decorative shower walls and vinyl flooring.

The property benefits from full gas central heating and double glazing throughout. Large gravel and paved driveway to side providing ample off street parking for two vehicles.



Offers Over £74,000