







**Wishaw**

Laburnum Crescent, Wishaw, ML2 7EH

Independent Estates





## Directions

Travel from our office to Wishaw Cross and turn left onto Kirk Road. Travel along past Morrisons and at second mini roundabout turn left onto Coltness Road. Travel through traffic lights and take your first left then left again. Take next right into Laburnum Crescent. The property is situated on your left hand side.

## 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 Evaluation of Offer

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	2.39m x4.05m	Lounge	5.93m x 4.06m
Dining	3.15m x 3.28m	Kitchen	3.42m x 3.99m
Conservatory	2.96m x 2.30m	Bedroom One	3.68m x 3.89m
Bedroom Two	4.06m x 3.33m	Shower Room	2.92m x 1.97m
Bedroom Three	4.60m x 3.43m	Storage	2.88m x 3.91m
Bathroom	2.47m x 2.42m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 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.



Laburnum Crescent is located close to Primary and Secondary schooling and is 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 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 welcome to the market this detached family villa, located in quiet residential area. The property offers deceptively spacious accommodation arranged over two levels. Entrance to property via side facing upvc door giving access to entrance porch with tiled flooring and front facing window. Porch gives access to large reception hallway with laminated flooring leading to lounge, dining room, two double bedrooms and bathroom. Generous lounge with front facing picture window, feature fireplace and laminated flooring. Formal dining room with laminated flooring gives access to kitchen, conservatory and carpeted staircase with decorative timber balustrade and fitted carpet. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, integral fridge freezer, electric oven, hob, extractor, partially tiled walls and tiled flooring. The kitchen gives access to side vestibule with upvc door leading to driveway and utility cupboard with plumbing for washing machine and large store cupboard. Rear conservatory benefits from laminated flooring and French doors opening out into rear garden. Bedroom one is front facing with laminated flooring. Bedroom two is rear facing with fitted carpet and fitted wardrobe storage. Side facing shower room comprising three piece suite including low flush wc, wash hand basin with vanity, shower cubicle, fully tiled walls and tiled flooring.

Carpeted upper landing gives access to two further bedrooms and bathroom. Bedroom three with rear facing velux window, fitted carpet and provides access to walk in storage/office space which potentially could be developed into ensuite/dressing room. Bedroom four with rear facing velux window and fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative planted borders and paved pathway. Paved and gravel driveway to side provides off street parking and leads to carport and detached brick single garage. Rear garden with paved area and brick boundary wall.



**Offers Over £259,000**