







**Law**

83 Station Road Law ML8 5LW

Independent Estates





## Directions

On entering Law from Wildman Road onto Station Road the property is situated on your right hand side clearly 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 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

|               |               |                     |               |
|---------------|---------------|---------------------|---------------|
| Living Room   | 4.92m x 3.57m | Lounge/Bedroom Four | 5.05m x 3.86  |
| Kitchen       | 3.62m x 3.32m | WC                  | 1.54m x 1.21m |
| Porch         | 1.53m x 1.53m | Utility             | 3.84m x 2.57m |
| Bedroom One   | 4.13m x 3.09m | Bedroom Two         | 3.86m x 3.67m |
| Bedroom Three | 4.72m x 2.23m | Bathroom            | 4.71m x 1.52m |

## 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.



The property is located within the heart of the increasingly popular Law Village. Law Village is ideally positioned close to the nearby Towns of Wishaw, Motherwell and Lanark, and also the scenic Clyde Valley is only a short drive away. Close to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Independent Estates are delighted to welcome to the market this rarely available traditional detached villa positioned within sizable plot. The accommodation is arranged over two levels and requires a degree of upgrading and refurbishment. Entrance to property via front facing solid wooden door giving access to reception hallway. Hallway with fitted carpet gives access to lounge, second public room/bedroom four, dining/kitchen, cloakroom wc, rear porch, storage and carpeted staircase. Front and side facing formal lounge with fitted carpet, decorative lighting and feature fireplace. Second public room/bedroom four again with front and side facing window formations and fitted carpet. Generous dining/kitchen comprising range of base and wall mounted units ample work surfaces, electric double ovens, gas hob, extractor, integral fridge freezer, partially tiled walls and tiled flooring. The kitchen gives access to garden via French doors opening out into large private garden. Side facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and vinyl flooring. Rear facing porch with vinyl flooring and half glazed timber door giving access to rear courtyard.

Carpeted upper landing with decorative skylight leads to three bedrooms and bathroom. Bedroom one is front facing with dormer window formation, fitted wardrobes, carpet and walk in storage. Bedroom two is again front facing with dormer window formation. Bedroom three is side facing with fitted carpet. Side facing family bathroom comprising four piece suite including low flush wc, wash hand basin, bath, shower cubicle, heated towel rail, partially tiled walls and vinyl flooring.

The property boasts gas centra heating and recently installed double glazing. Large utility/store room providing plumbing for automatic washing machine with rear facing window and vinyl flooring. Generous grounds surround the property with access to tarmac driveway to side providing ample parking for several vehicles and leads to double detached garage with twin up and over doors, power and lighting. Private rear and side gardens offer delightful seclusion and variety of mature plant, shrub and tree specimens. The property grounds and full enclosed via matured hedging.

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



**Offers Over £185,000**