





Blackwood

26 Bickerton Wynd Blackwood ML11 9GT

Independent Estates



Directions

On entering Blackwood from Larkhall turn left at mini roundabout. Bear right at bottom of hill into The Lairs. Take your second left into Bickerton Wynd. At T junction turn right and continue to top of street and the property is situated on your right 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

Entrance Hallway	3.73m x 1.03m	Lounge	4.94m x 3.94m
Kitchen	3.64m x 8.40m	Utility	1.68m x 2.04m
WC	1.70m x 1.04m	Entertainment Area	6.63m x 2.27m
Family/Bedroom Five	3.27m x 2.91m	Games Room	4.96m x 5.11m
Seating Area	6.67m x 2.23m	Upper Landing	5.63m x 1.10m
Master Bedroom	3.32m x 4.22m	Ensuite	1.50m x 2.29m
Bedroom Two	3.18m x 3.05m	Ensuite	1.47m x 2.24m
Bedroom Three	2.24m x 2.98m	Bedroom Four	3.58m x 2.96m
Bathroom	2.05m x 2.94m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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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.

Independent Estates are delighted to offer to the market this stunning larger style "Oak type" detached villa by Taylor Wimpey. The home is well positioned tucked away within a quiet cul-de-sac setting and enjoys open aspect to rear. The property is located within a delightful modern development providing a range of amenities in the area including shops, schools and transport. Recreation pursuits are catered for with sporting facilities a short drive away. Commuters are extremely well served by access to the motorway network via M74 leading to the M8 offering excellent links to both Glasgow and Edinburgh.

The property is presented in an impeccable order both internally and externally and a true credit to current vendors. Accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to reception hallway with laminate flooring. The hallway leads to formal lounge, dining kitchen, cloakroom wc, family room/bedroom five, carpeted staircase with decorative timber balustrade and fitted storage. Generous front facing lounge with feature media wall incorporating mounted fireplace and fitted carpet. Spacious contemporary fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, double electric ovens, hob, extractor, dishwasher, breakfasting bar and feature lighting. The kitchen opens into formal dining area and gives access to French doors leading to rear garden. Side facing utility room comprising fitted units, work surfaces and plumbing for washing machine. The utility gives access to side garden via half glazed exterior door. Front facing family room/bedroom five with fitted carpet. Cloakroom wc comprising low flush wc, wash hand basin, decorative wall panelling and laminated flooring.

Carpeted upper landing with front and side facing windows gives access to four well proportioned bedrooms, family bathroom, storage and loft hatch. The master bedroom is front facing with fitted mirrored wardrobes, fitted carpet and leads to a modern en-suite shower room. Side facing en-suite comprising of low flush wc, wash hand basin, double shower cubicle, partially tiled walls and vinyl flooring. Rear facing bedrooms two and three both benefit from fitted wardrobes and carpet along with access to rear facing Jack & Jill en-suite comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring. Bedroom four is front facing with fitted carpet. Spacious family bathroom is side facing and comprises of a white three piece suite with separate shower unit.

The property benefits from full gas central heating, double glazing and security systems throughout. To the front of the property there is a large mono block driveway providing ample off street parking for several vehicles and decorative gravel. Large rear and side gardens are mainly laid to synthetic lawns, decorative paving and a large raised deck patio. To the side of the property there is an enclosed seating area leading to fully appointed games room/bar with two front facing window formations, decorative lighting and laminated flooring. Entertainment room which houses a hot tub is also accessed from the garden providing a relaxing sanctuary with decorative lighting and privacy. Early viewing is highly recommended.

EXTRAS - All floor coverings, light fittings and window blinds



Fixed Price £320,000