







**Law**

19 Lawhill Road Law ML85JQ

Independent Estates





## Directions

On entering Law from Wildman Road onto Station Road take your second left onto Lawhill Road. 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 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 Vestibule	0.87m x 1.49m	Entrance Hallway	4.84m x 1.52m
Lounge	4.41m x 3.75m	Sitting/Dining Room	3.44m x 3.50m
Kitchen	3.35m x 4.81m	Bedroom One	3.46m x 3.71m
Bedroom Two	3.12m x 3.37m	Shower Room	1.10m x 3.74m
External WC	1.65m x 0.89m	Loft Area	4.44m x 9.43m

## 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 cottage positioned within sizeable plot. This charming property which has been in the same family since construction in the early 1900s offers huge potential both internally and externally. The accommodation is arranged over one level (with floored loft space) and requires a degree of upgrading and refurbishment. The property offers deceptively spacious accommodation comprising: Entrance to property via front facing solid wooden door giving access to entrance vestibule with tiled flooring. Vestibule gives access to reception hallway leading to all accommodation with fitted carpet. Front facing formal lounge with two window formations, feature fireplace, alcove and fitted carpet. Lounge leads to rear sitting room/dining room with feature fireplace, storage cupboard, fitted carpet and gives access to kitchen and reception hallway. Front facing bedroom one with front and side facing window formations, feature fireplace and fitted carpet. Rear facing bedroom two with feature fireplace also gives access to storage area with timber staircase leading to large fully floored loft space. Rear facing kitchen with base and wall mounted units, ample work surfaces, dining area and fitted carpet. The kitchen gives access to rear garden via solid upvc door. The property boasts full gas central heating and double glazing throughout.

Gravel driveway to side of property accessed via double wrought iron gates leads to rear parking area for several vehicles. Front garden is mainly laid to lawn with decorative borders and wrought iron fencing. Extensive side and rear gardens which could lend to future development or provide ample extending space, subject to relevant permissions. The space is currently mainly laid to lawn with matured boundary hedging, garden outhouse, large greenhouse and access to external wc.



**Offers Over £165,000**