





Law

2 Strath Naver Law ML8 5LG

Independent Estates



Directions

On entering Law, along Wildman Road continue along onto Station Road then second right into Brackenhill Road then right into Strath Nairn. 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 Vestibule	1.14m x 1.49m	Entrance Hallway	4.55m x 0.92m
Lounge	4.09m x 3.78m	Kitchen	2.96m x 2.72m
Bedroom One	4.15m x 2.52m	Bedroom Two	2.51m x 3.47m
Shower Room	1.93m x 1.92m	Garage	5.66m x 3.27m

Offices

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

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email 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 detached bungalow positioned in quiet residential setting within corner plot. Accommodation comprises: Entrance to property via upvc door with glass insert giving access to porch with side facing window and laminated flooring. Secondary upvc door with glass insert gives access to entrance hallway. Hallway with laminated flooring gives access to all compartments including lounge, kitchen, shower room, two double bedrooms and walk in store with loft access. Bright front facing lounge with feature fireplace and carpet. Front facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, breakfasting bar, electric oven, hob, extractor, partially tiled walls and laminated flooring.

Bedroom one is rear facing with two window formations, fitted wardrobes and carpet. Bedroom two is again rear facing with fitted storage and carpet. Side facing shower room comprising comprising low flush wc, wash hand basin, shower cubicle, fully tiled walls and tiled flooring.

The property boasts full gas central heating (recently installed boiler) and double glazing throughout. Front garden is mainly laid to lawn with matured shrubbery, planting and brick boundary wall. Side garden is again laid to lawn with mono block paving. Rear garden with mono block driveway leads to detached single garage with up and over door and pedestrian side access. The rear garden is mainly laid to mono block paving with timber fencing.



Offers Over £147,500