





Law

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Independent Estates



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Directions

On entering Law from Wildman Road onto Station Road Take the second on your right into Muir Street. Take first right onto Woodlands Avenue. Take your third left into Ashfield 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

Entrance Hallway	2.46m x 1.19m	Lounge	3.51m x 6.32m
Kitchen	1.54m x 5.03m	Rear Porch	1.52m x 1.68m
Bedroom One	3.06m x 3.67m	Bedroom Two	4.12m x 2.60m
Bedroom Three	1.98m x 2.60m	Shower Room	1.84m x 1.68m
Garage	5.72m x 4.90m		

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 proud to welcome to the market this well presented and deceptively spacious semi detached villa. The property has recently undergone upgrading including fully fitted kitchen and shower room. The accommodation is arranged over two levels comprising: Entrance to property via front facing newly installed upvc door with glass insert leading to entrance hallway. Hallway with side facing window formation, laminated flooring and leads to lounge/dining, kitchen and carpeted staircase. Spacious lounge/dining with front and rear facing window formations, lounge being of "bay style", feature fireplace incorporating electric fire and fitted carpet. Newly fitted contemporary kitchen comprising range of base and wall mounted units, ample work surfaces, integral fridge freezer, double electric oven, microwave, hob, extractor, laminated flooring and large storage cupboard. The kitchen gives access to rear porch via upvc door. Porch with rear facing window, laminated flooring and side facing upvc exterior door.

Carpeted upper landing gives access to three bedrooms, shower room and loft hatch. Bedroom one is front facing with fitted carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is front facing with fitted storage and carpet. Rear facing recently upgraded shower room comprising low flush wc, wash hand basin, corner shower, decorative wet wall, heated towel rail and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel with timber boundary fencing. Large paved driveway to side accessed via wrought iron gates leading to detached garage/workshop. The rear garden is mainly laid to paving with timber patio deck and six foot timber fencing.



Offers Over £112,000