





Law

52 Sinclair Place, Law, ML8 5FS

Independent Estates



Directions

On entering Law from Wildman Road onto Station Road take your first right onto Muirhead Drive. At T junction turn right onto Caledonian Crescent, follow street then take your first right onto Drummond Lane. Take a right at T junction onto Sinclair Place. The property is located at end of street on your right hand side.

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 Valuations of Offers

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	3.27m x 1.26m	Lounge	4.58m x3.61m
Dining Kitchen	4.67m x 2.85m	WC	2.06m x 1.08m
Upper Landing	2.02m x 1.21m	Bedroom One	3.11m x 2.91m
En Suite	2.69m x 1.65m	Bedroom Two	2.99m x 2.39m
Bedroom Three	2.20m x2.22m	Bathroom	2.40m x 2.00m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ

Tel: 01555 759777

Email: carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU

Tel: 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 immaculate end terraced villa situated within quiet cul de sac within new sought after residential development. Accommodation arranged over two levels comprising: Entrance to property via front facing door giving access hallway with laminated flooring. Hallway gives access to lounge, cloakroom wc and carpeted staircase. Front facing lounge with laminated flooring leads to dining kitchen. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances, including gas five burner hob, feature lighting and laminated flooring. The kitchen gives access to rear facing patio doors leading to rear garden. Cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and vinyl flooring.

Carpeted side facing upper landing gives access to three bedrooms, bathroom and loft hatch. Bedroom one is front facing with fitted carpet and fitted mirrored wardrobes. Front facing en-suite comprising low flush wc, wash hand basin, shower cubicle with power shower, partially tiled walls and vinyl flooring. Bedroom two is rear facing with fitted carpet. Bedroom three is again rear facing with fitted carpet. Bathroom comprising three piece suite including low flush wc, wash hand basin, bath, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel and faux lawn with mono block parking area. Rear garden is mainly laid to decorative paving and gravel enclosed via timber fencing.



£0