





Cleland

7 Baxter Brae, Cleland, ML1 5FG

Independent Estates



Travel Directions

On leaving Wishaw via Coltness Road travel toward Cleland. At roundabout take your third exit then first right onto Baxter Brae. The property is situated on your left.

ENTRANCE HALLWAY	1.05m x 2.57m	LOUNGE	3.33m x 4.22m
DINING KITCHEN	4.31m x 2.81m	CLOAKROOM	0.87m x 1.79m
HALF LANDING	1.95m x 2.59m	BEDROOM ONE	3.58m x 3.33m
BEDROOM TWO	2.27m x 3.33m	BATHROOM	1.72m x 2.24m

Viewing:

Strictly by appointment via Independent Estates

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

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Baxter Brae is situated within the popular village of Cleland. Providing easy access to all local amenities including schooling, shops and transport services including train station. The larger towns of Wishaw and Motherwell are only a short distance away providing wider range of services.

Independent Estates Are delight to welcome to the market this well presented semi detached villa. The property offers walk in accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Entrance hallway with fitted carpet gives access to cloakroom wc, lounge and carpeted staircase. Front facing lounge with laminated flooring leads through to kitchen diner via French doors. Kitchen/diner offers a range of both base and wall mounted units, ample work surfaces, partially tiled walls, lino flooring, electric oven, gas hob and extractor. The kitchen benefits from fitted storage, rear facing window and patio doors opening out onto patio and rear garden. Front facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and lino flooring.

Carpeted upper landing gives access to two bedrooms, bathroom and loft hatch. Bedroom one is front facing with laminated flooring and fitted wardrobes. Bedroom two is rear facing with fitted carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with double mono-blocked driveway. Fully enclosed rear garden via timber fencing with lawn and paved patio area.

EXTRAS - All floor coverings, light fittings and window blinds.
EPC-C.



Offers Over £123,000