





**Wishaw**

38 Goldcrest Court

Independent Estates



## Directions

From our office continue along to Wishaw Cross and turn right onto Caledonian Road. Continue straight through roundabout and take second right into Millbank Road. Follow the road and take your first left onto Goldcrest Court and the property will be 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	5.13m x 1.24m	Lounge	5.49m x 3.98m
Kitchen	2.75m x 2.64m	Bedroom One	4.15m x 3.40m
Bedroom Two	3.75m x 2.74m	Bathroom	2.73m x 2.04m

## 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)

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Situated within walking distance to Wishaw Town Centre with all its amenities and transport services including shops, health centre and sport centre. Goldcrest Court has easy access for commuting to Glasgow and Edinburgh via motorway and local transport network.

Independent Estates welcome this spacious upper floor apartment to the market. The property would be an ideal purchase for the 1st time buyer, retiree or investor. Accommodation comprising: Entrance to property via front facing security entrance giving access to communal entrance. Entrance to property via solid wooden door leading to entrance hallway with fitted carpet and storage cupboard. Spacious lounge with front facing window and fitted carpet. Fully fitted modern kitchen comprising range of base and wall mounted units, electric oven, gas hob, extractor, fridge/freezer, partially tiled walls and lino flooring.

Bedroom one is front facing with double mirrored wardrobes and fitted carpet. Bedroom two is rear facing with fitted mirrored wardrobes. Bathroom is rear facing and comprises of three piece suite including low flush w/c, wash hand basin, bath with power shower and screen (over bath). Partially tiled walls and lino flooring.

The property benefits from full gas central heating and double glazing. Communal gardens to side and rear is mainly laid to lawn.



**Offers Over £72,000**