





Bailleston

10 Barrachnie Court, Bailleston, G69 6PZ

Independent Estates



Directions

Heading West bound on the M8 take junction 8 and travel towards Garrowhill. Travel past Morrisons on your left onto Edinburgh Road. Take your fourth left onto Barrachnie Road. Take your third right onto Barrachnie Crescent. Travel top top of hill and Barrachnie Court is directly in front with the property on the 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 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	1.24m x 1.16m	Lounge	4.25m x 3.46m
Kitchen	3.31m x 2.40m	Hallway	1.49m x 1.26m
Bedroom One	3.84m x 2.60m	Bedroom Two	3.08m x 2.60m
Shower Room	2.05m x 2.02m		

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.

Independent Estates are delighted to welcome this ground floor cottage flat to the market. The property is in need of a degree of internal upgrading. This seldom available home comprises reception entrance vestibule, good sized front facing lounge, rear facing kitchen, central hallway with fitted storage, two bedrooms and shower room.

The property benefits from gas central heating, double glazing, monobloc driveway leading to garage and turfed front garden.

The property boasts quiet cul-de-sac setting and within close proximity to a wide range of amenities including easy access to motorway and within walking distance of railway network offering direct access to Glasgow and beyond.

This property is SOLD AS SEEN.



Offers Over £98,500