





# Wishaw

6 Auchenstewart Court, Wishaw, ML2 7BU

Independent Estates



## Directions

As you leave our offices take a direct left onto Kenilworth Avenue. Take third exit at roundabout and continue to next roundabout. Take first exit then first right into Auchenstewart Court.

## 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	4.19m x .300m	Lounge	5.50m x 4.69m
Kitchen	3.00m x 2.62m	Bedroom One	4.83m x 3.10m
Master En Suite	1.65m x 1.48m	Bedroom Two	4.86m x 2.70m
Bathroom	2.02m x 1.80m		

## 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)

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.

Situated in the popular town of Wishaw and within walking distance to all local amenities including Health Centre, shops and transport services. Auchenstewart Court has easy access for commuting to Glasgow and Edinburgh via M8 and M74 motorway networks.

This upper flat suitable for the first-time buyer or buy to let investor offers excellent accommodation of; Entrance to property via a rear facing security doorway leading to the communal staircase. Entrance to property via solid wooden door leading to reception hallway with fitted carpet giving access to all compartments including lounge, kitchen, two double bedrooms, bathroom and storage cupboard. Generous front facing lounge with bay style window formation and fitted carpet. Front facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and tiled flooring. Bedroom one is rear facing with fitted mirrored wardrobes and carpet. En suite comprising low flush wc, wash hand basin, shower cubicle with power shower, partially tiled walls and vinyl flooring. Bedroom two is again rear facing fitted mirrored wardrobes and carpet. Side facing bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Private parking and communal gardens surround the property.

EXTRAS - All floor coverings, light fittings, window blinds, fridge freezer and washing machine.



**Offers Over £103,500**