







**Wishaw**

65 Leighton Street, Wishaw, ML2 8BQ

Independent Estates





## Directions

From our Independent shop on Main Street continue toward Wishaw cross continue through the lights onto Stewarton Street then take your first right onto East Academy Street then second right onto Leighton Street and the property is 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 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	4.06m x 1.13m	Lounge	4.97m x 3.81m
Kitchen	3.08m x 2.75m	Bedroom	4.41m x 3.24m
Bathroom	2.44m x 2.05m		

## 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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Independent estates are proud to welcome to the market this spacious traditional lower flat. Situated within close proximity to the Town Centre providing easy access to all local amenities including local shops, supermarkets, schooling and leisure facilities. Leighton Street gives easy access for commuting to Glasgow and Edinburgh via motorway and local rail and bus networks.

Accommodation comprises: entrance to property via front facing upvc door leading to entrance vestibule. Entrance vestibule with carpeted flooring and glazed internal door leading entrance hallway. Spacious entrance hallway with fitted carpet leads to lounge, bedroom and bathroom. Generous rear and side facing lounge with fitted carpet, feature fireplace incorporating electric fire, decorative alcove with feature lighting. Side facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric cooker, partially tiled walls and lino flooring. The kitchen gives access to rear communal gardens via upvc side facing door with glass insert.

Front facing double bedroom with fitted carpet and wardrobes. Bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls, feature lighting and lino flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly paved with decorative gravel and wrought iron fencing. Communal rear walled gardens are mainly laid to lawn with decorative borders and drying areas.



**Offers Over £82,000**