





Law

32 Strathpeffer, Law, ML8 5SQ

Independent Estates



Directions

On entering Law, along Wildman Road continue along onto Station Road then second right into Brackenhill Road then right into Strath Nairn then left into Strathpeffer and can clearly 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	4.32m x 0.96m	Lounge	5.22m x 3.93m
Kitchen	3.04m x 2.09m	Bedroom One	3.34m x 3.29m
Bathroom	2.87m x 2.09m		

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.

The property is located within the heart of the increasingly popular Law Village. Law Village is ideally positioned close to the nearby Towns of Wishaw, Motherwell and Lanark, and also the scenic Clyde Valley is only a short drive away. Close to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Independent Estates presents to the market this lower flat, suitable for the first time buyer or buy to let investor and offers accommodation of: Entrance to property via side facing upvc door giving access to entrance hallway with fitted carpet. Hallway leads to lounge, bedroom and bathroom. Front facing lounge with fitted carpet boast two window formations and opens into fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls, vinyl flooring and fitted storage cupboard.

Rear facing double bedroom with fitted carpet and double mirrored wardrobes. Rear facing wet room comprising low flush wc, wash hand basin, shower, fully tiled walls, vinyl flooring and large storage cupboard.

The property boasts full gas central heating and double glazing throughout. Outside store cupboard is located next to entrance door. Front garden is mainly laid to decorative gravel providing off street driveway for one vehicle. Rear garden is again mainly laid to decorative gravel with timber fencing.



Offers Over £57,000