





# Wishaw

153 East Thornlie Street, Wishaw, ML2 8BA

Independent Estates



## Directions

From our office heading toward Wishaw Cross. Continue straight through traffic lights onto Stewarton Street. Take the first right into East Academy Street then third left into East Thornlie Street. The property is further along street on your left 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	4.72 x 1.25m	Lounge	3.81m x 3.64m
Kitchen	4.47m x 1.97m	Bedroom One	3.54m x 3.08m
Bedroom Two	3.17m x 2.48m	Bathroom	2.10m x 1.51m

## 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 rarely available, spacious, traditional, two bedroom end of terrace upper flat. Situated within close proximity to the Town Centre providing easy access to all local amenities including local shops, supermarkets, schooling and leisure facilities. East Thornlie Street gives easy access for commuting to Glasgow and Edinburgh via motorway and local rail and bus networks.

Accommodation comprises: Entrance is gained from the rear of the property via a well maintained attractive shared garden area, entering the property via rear facing solid wooden door. Generous entrance hallway with laminated flooring and large storage cupboard. Bright and airy rear facing lounge with feature fireplace incorporating electric fire and laminated flooring. Side and rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, tiled flooring, electric cooker and space for small dining set.

Generous front facing double bedroom with bay style windows, full size bespoke fitted mirrored wardrobes providing abundance of storage and carpeted flooring. Bedroom two is again front facing with laminated flooring. Well presented bathroom comprising low flush w/c, wash hand basin, bath, electric shower (over bath), partially tiled walls, tiled flooring and heated towel rail.

The property boast high ceilings, gas central heating and is part double glazing throughout. Private communal gardens to the rear mainly laid to lawn with decorative planted borders and drying areas. There is also an outhouse cupboard for additional storage.

EXTRAS - All floor coverings, light fittings and window blinds.



**Offers Over £88,500**