





Stonehouse

22 Kirk Street Stonehouse ML9 3LR

Independent Estates



Directions

On entering Stonehouse traveling along Lockhart Street take your fourth right into Kirk Street then first left. The property is situated on your left.

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 vestibule	2.79m x 0.90m	Hallway	2.70m x 2.25m
Lounge	4.18m x 3.76m	Kitchen	2.97m x 2.26m
Bedroom	3.69m x 2.75m	Bathroom	2.52m x 1.64m

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

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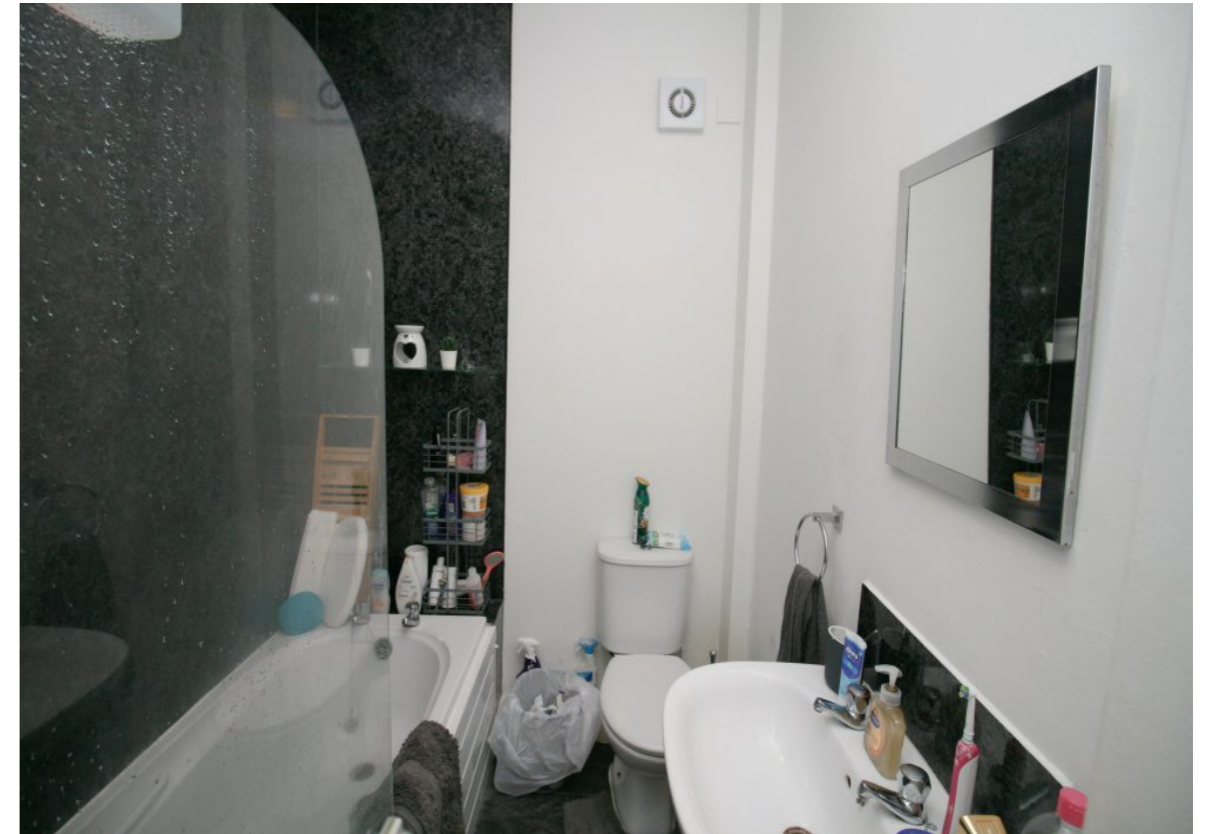
Kirk Street is situated within sought after locale within walking distance to local amenities including shops, health services and transport. The location also offers excellent commuter links to M74 motorway network.

Independent Estates welcome this lower cottage flat to the market ideal for the first time buyer, retiree or investor. Accommodation comprising: Entrance to property via rear facing solid wooden door giving access to entrance vestibule with fitted carpet. Leads to hallway with laminated flooring giving access to lounge, kitchen, bedroom and bathroom. Bright front facing lounge with decorative alcove and laminated flooring. Front facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, partially tiled walls, breakfasting bar and laminated flooring.

Rear facing double bedroom with fitted carpet. Bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), decorative shower panels and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Private mono block parking is available to rear of building with communal garden area.

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



Offers Over £62,500