





Wishaw

113 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 Vestibule	1.50m x 1.23m	Entrance Hallway	3.24m x 2.47m
Lounge	5.17m x 4.00m	Kitchen	3.13m x 2.00m
Shower Room	2.05m x 1.53m	Bedroom	3.52m x 3.52m

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.

Independent estates are proud to welcome to the market this spacious traditional lower flat, which has been tastefully upgraded by its current owner. 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 to property via front facing solid wooden door giving access to entrance vestibule with laminated flooring. Generous entrance hallway with laminated flooring and large storage cupboard. Bright and airy rear facing lounge with laminated flooring. Modern fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, laminated flooring, side facing window, electric oven, gas hob and extractor. The kitchen gives access to rear half glazed exterior door leading to rear communal gardens.

Generous front facing double bedroom with bay style windows and fitted carpet. Well presented bathroom comprising low flush w/c, wash hand basin, shower, decorative shower wall and vinyl flooring.

The property boast full gas central heating and double glazing throughout. Private communal gardens to rear mainly laid to lawn with decorative planted borders and drying areas.

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



Offers Over £78,000