





## Wishaw

27 Buchan Street, Wishaw, ML2 7HG

Independent Estates



## Directions

From our office travel toward Wishaw Cross and turn left onto Kirk Road. Continue along this route past Morrisons straight through next mini- roundabout. At next roundabout turn left onto Coltness Road take the seventh on your left after Websters then next left into Buchan Street and the property is clearly identified by our for sale board on your right.

## 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	2.84m x 1.86m	Lounge	5.89m x 3.21m
Kitchen	3.99m x 2.34m	Upper Landing	1.94m x 0.83m
Bedroom One	4.53m x 2.89m	Bedroom Two	3.52m x 2.84m
Shower Room	1.92m x 1.72m		

## 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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Situated in the popular town of Wishaw. The property is within easy access to all local amenities and transport services. Buchan Street has easy access for commuting to Glasgow and Edinburgh via motorway network.

Independent Estates present to the market this well presented end terraced villa offers excellent family accommodation of: Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Hallway with laminated flooring leads to lounge, carpeted staircase and large storage cupboard. Front and rear facing lounge with feature fireplace incorporating gas fire and laminated flooring. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, gas cooker, walk in pantry/storage, vinyl flooring and rear facing upvc exterior door leading to rear garden.

Carpeted upper landing leads to two bedrooms, bathroom and loft hatch. Bedroom one benefits from two front facing windows, fitted storage and fitted carpet. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising three piece suite including low flush w/c, wash hand basin, shower, fully tiled walls and laminated flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with timber fencing. Large side garden again laid to lawn with timber fencing. Rear garden is laid to lawn with drying area and pathway.

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



**Offers Over £80,000**