





## Wishaw

33 Anderson Court, Wishaw, ML2 7PD

Independent Estates



## Directions

From our office travel down Wishaw Main Street and then onto Glasgow Road. Take your first right then next right into Anderson Court. The property is situated on your left hand side identified by our for sale sign.

## 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	3.29m x 1.30m	Lounge	6.20m x 3.51m
Kitchen	3.20m x 2.32m	Bedroom One	3.75m x 3.49m
Bedroom Two	3.20m x 2.67m	Bathroom	2.11m x 1.91m

## 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)

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.

Situated in the popular town of Wishaw, with its central location Anderson Court is within walking distance to all amenities and transport services including Wishaw General Hospital, sports centre and train station. Anderson Court has easy access for commuting to Glasgow and Edinburgh via motorway networks.

Independent Estates are delighted to welcome this attractive ground floor flat which has just been fully decorated, suitable for the first time buyer, retiree or buy to let investor, offers excellent accommodation comprising: Entrance to building via security entrance. Entrance to property via solid wooden door giving access to entrance hallway with laminated flooring leading to all compartments including lounge, kitchen, two bedrooms, bathroom and two storage cupboard. Generous front and side facing lounge/diner with front facing bay style window and fitted carpet. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, lino flooring, electric oven, gas hob and extractor.

Bedroom one is rear facing with fitted mirrored wardrobes. Bedroom two is front facing with fitted carpet. Bathroom comprising three piece suite including low flush w/c, wash hand basin, bath, shower (over bath), partially tiled walls and tiled flooring.

The property benefits from gas central heating and double glazing throughout. The property also boasts private parking and communal gardens.

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



**Offers Over £87,000**