





# Wishaw

10 Dakala Court Wishaw ML2 7AE

Independent Estates



## Directions

From our office turn right onto Hill Street and continue to bottom of hill. Go straight ahead and take your first right into Millar Steet. Take your first left into Dakala Court and the property is situated 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	8.45m x 2.10m	Lounge	4.23m x 3.54m
Kitchen	3.09m x 2.42m	Bedroom One	3.41m x 3.10m
Bathroom	2.09m x 1.99m		

## 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 within Wishaw Town Centre giving ideal access to all amenities and transport links including rail station. M8 and M74 motorway networks are also only a short drive away.

Independent Estates welcome this opportunity for buy to let/first time buyer, to purchase this recently re decorated, centrally located second floor flat. Entrance to building via security entrance. Entrance to property via solid wooden door giving access to large reception hallway with fitted storage and laminated flooring. Hallway leads to all compartments including fitted storage cupboard. Front facing lounge with laminated flooring and French doors opening out onto balcony. Lounge gives access to front facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, laminated flooring, electric oven, hob, extractor and breakfasting bar.

Front facing double bedroom with full size fitted mirrored wardrobes providing abundance of storage, feature lighting and laminated flooring. Front facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and laminated flooring.

The property boasts full double glazing and electric heating throughout and private parking.



**Offers Over £42,500**