





Wishaw

35 Hazeldean Crescent Wishaw ML2 8RE

Independent Estates



Directions

Travel from our office to Wishaw Cross and turn left onto Kirk Road. Travel along past Morrisons and at second mini roundabout turn left onto Coltness Road. Continue along and at mini roundabout turn right, at T junction turn left into Hazeldean Crescent. The property is situated 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 Hallway	1.91m x 1.33m	Livingroom	5.47m x 3.20m
Kitchen	3.43m x 2.35m	Landing	1.82m x 0.96m
Bedroom One	4.72m x 2.66m	Bedroom Two	3.15m x 2.77m
Bathroom	1.84m x 1.69m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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Situated in the popular area of Coltness yet within a short distance to Wishaw Town Centre with all its amenities and transport services. Hazeldean Crescent offers easy access for commuting to Glasgow and Edinburgh via motorway and local transport networks.

Independent Estates are delighted to welcome to the market this immaculately presented end terraced villa offering "walk in" accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert giving access to entrance hallway. Hallway with front facing window and laminated flooring leads to lounge/dining, fitted kitchen and carpeted staircase. Generous lounge dining with front and rear facing window formations and laminate flooring. Rear facing fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, integral fridge/freezer and microwave. The kitchen gives access to rear garden via upvc exterior door with glass insert and storage cupboard.

Side facing carpeted upper landing gives access to two double bedrooms, bathroom and loft hatch. Bedroom one is front facing with fitted mirrored wardrobes, storage cupboard and fitted carpet. Rear facing bedroom two with fitted mirrored wardrobes and carpet. Rear facing bathroom comprising low flush wc, wash hand basin with vanity, bath, shower (over bath), fully tiled walls, tiled flooring and heating towel rail.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative gravel borders and timber boundary fencing. Large rear garden is mainly laid to lawn with paved pathway, timber patio deck, garden shed and children's play area. The rear garden is fully enclosed via timber fencing.

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



Offers Over £107,500