





Wishaw

Belhaven Terrace, Wishaw, ML2 7AY

Independent Estates



Directions

From our office travel down Main Street and take your first left onto Belhaven Terrace. Take first open access into parking area on your left 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	3.94m x 2.79m	Lounge	4.18m x 3.91m
Kitchen	2.56m x 2.52m	Bedroom One	3.96m x 2.77m
Bedroom Two	4.14m x 3.69m	Bathroom	2.37m x 1.52m

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.

Situated within Wishaw Town Centre giving ideal walking access to all local 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 property via half glazed timber door giving access to reception hallway. Generous hallway with laminated flooring leads to lounge, two double bedrooms, kitchen, bathroom and two storage cupboards. Spacious lounge with two front facing window formations, feature electric fireplace, decorative alcove and laminated flooring. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and laminated flooring.

Bedroom one is rear facing with large fitted wardrobes/storage and carpet. Bedroom two is front facing with fitted wardrobes and carpet. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin with vanity, bath, shower (over bath), fully tiled walls and luxury vinyl tile flooring.

The property boasts full gas central heating and double glazing throughout. Private resident parking and communal drying area is located to the rear of building.

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



Offers Over £88,500