





Wishaw

York Street Wishaw ML2 8BD

Independent Estates



Directions

From our office on Main Street continue toward Wishaw Cross. Continue through the lights onto Stewarton Street, then take your first right onto East Academy Street then second right onto Leighton Street. Take your next left and the property is on your right 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 vestibule	3.41m x 1.09m	Hallway	6.44m x 1.07m
Lounge	5.11m x 3.87m	Kitchen	3.22m x 2.55m
Bedroom One	4.06m x 3.72m	Bedroom Two	4.09m x 3.96m
Bedroom Three	2.89m x 2.33m	Shower Room	3.29m x 1.29m

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.

Independent estates are proud to welcome to the market this spacious traditional upper flat. Situated within close proximity to the Town Centre providing easy access to all local amenities including local shops, supermarkets, schooling and leisure facilities. York Street gives easy access for commuting to Glasgow and Edinburgh via motorway and local rail and bus networks.

Accommodation comprises: Entrance to property via rear facing upvc door giving access to large entrance hallway with fitted carpet. The hallway gives access to three double bedrooms, kitchen, shower room and store cupboard. Generous side facing lounge (currently games room/dining) with laminated flooring gives access to fully fitted kitchen and bedroom three (currently used as sitting room). Side and rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor and tiled flooring.

Bedroom one benefits from front and side facing windows flooring room in natural light with laminated flooring, this room is currently used as a sitting room. Bedroom two is front facing with fitted mirrored wardrobes and carpet. Bedroom three is again front facing with fitted carpet. Rear facing shower room comprising three piece suite including low flush wc, wash hand basin, walk in shower cubicle, fully tiled walls and tiled flooring.

The property boasts full gas central heating (boiler recently upgraded) and double glazing throughout. Communal gardens and drying areas are located to the rear of building with on street parking.



Offers Over £87,500