





Wishaw

Laurel Drive, Wishaw, ML2 7RD

Independent Estates



Directions

Travel down Wishaw Main Street from our office toward Motherwell. Continue straight through roundabout past Wishaw General Hospital, under railway bridge and take your first turn on right then first left into Laurel Drive. The property is situated on your left hand side identified by our for sale board.

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	3.75m x 1.94m	Lounge	4.77m x 3.66m
Dining Room	3.11m x 2.93m	Kitchen	3.75m x 2.61m
Bedroom One	3.86m x 2.98m	Bedroom Two	4.90m x 2.74m
Bathroom	3.91m x 1.79m		

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

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Laurel Drive is situated within easy access to Wishaw and all of its amenities including transport services, shops, supermarkets, schooling, leisure and health facilities. The positioning also gives easy access to M8 and M74 Motorway networks.

Independent Estates are delighted to welcome to the market this spacious mid terraced villa which offers well-presented accommodation both internally and externally comprising: Entrance to property via front facing fully glazed upvc door leading to entrance hallway. Hallway with fitted carpet gives access to lounge, dining room, carpeted staircase and storage cupboard. Generous front facing lounge with feature fireplace incorporating gas fire, decorative coving and fitted carpet. Rear facing formal dining room with patio doors, feature lighting and fitted carpet. The dining room opens into large fitted kitchen comprising range of base and wall mounted units, ample work surfaces, gas cooker, partially tiled walls and tiled flooring. The kitchen gives access to rear garden via glazed upvc door.

Front facing carpeted upper landing gives access to two double bedrooms, family bathroom and loft hatch. Bedroom one is front facing with fitted wardrobes, storage and carpet. Bedroom two is rear facing with fitted bedroom suite and carpet. Rear facing generously proportioned bathroom comprising four piece suite including low flush wc, wash hand basin, bath, shower, fully tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders and paved driveway, providing off street parking for one vehicle with decorative boundary wall. Rear garden is again mainly laid to lawn with decorative planting, large paved patio, raised paved patio to rear of property and large garden shed.

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



Offers Over £103,000