





**Wishaw**

Waverley Drive, Wishaw, ML2 7DW

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. Take the first left onto Waverley Drive, the property is situated on the 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

Hallway	3.77m x 1.04m	Kitchen	2.94m x 2.16m
Lounge	4.54m x 3.14m	Bedroom One	3.67m x 3.02m
Bedroom Two	3.65m x 2.71m	Bathroom	2.49m x 1.48m

## 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.

Waverley Drive is regarded as one of Wishaw's sought after locations with close proximity to Primary and Secondary schooling and is located just a short walk from Wishaw Town Centre, where a range of shops, restaurants and leisure facilities are situated; as well as Tesco and Morrisons Supermarkets. Wishaw also benefits from a Rail Station with lines running to both Glasgow and Edinburgh and is located only a short drive from the M8/M74 motorway networks.

Independent Estates are delighted to bring to the market this two bedroom upper cottage flat. The property is presented in immaculate order throughout and would be an ideal purchase for the first time buyer or investor alike. Entrance to property via front facing upvc door giving access to carpeted entrance staircase, which gives access to upper hallway via solid oak door. Side facing hallway with solid hardwood flooring leads to kitchen, lounge, two bedrooms, bathroom and provides loft hatch access. Spacious rear facing lounge with feature fireplace incorporating electric fire and fitted carpet. Modern rear facing kitchen comprising base and wall mounted cabinets, ample work surfaces, breakfasting bar, electric hob, extraction hood, fan oven, partially tiled walls and vinyl flooring.

Bedroom one is front facing with fitted storage cupboard and carpet. Front facing bedroom two is accessed from the lounge and benefits from double mirrored wardrobes and fitted carpet. Rear facing bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

The property boasts full gas central heating and partial double glazing throughout. Tarmac driveway to front of the property provides off street parking. Enclosed and private garden area to rear with communal drying green and cellar which provides additional storage.

NB: Vendor is associated with Independent Estates



**Offers Over £84,000**