





Wishaw

Etive Crescent, Wishaw, ML2 0PL

Independent Estates



Directions

From our office travel up to Wishaw Cross and turn right on to Caledonian Road. Continue down to the bottom of Caledonian Road. Go straight ahead at mini-roundabout then take first on your left into Lomond Drive. Proceed and take your fourth right onto Etive Street, continue onto Etive Crescent and the property is situated 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

Reception Hallway	2.40m x 1.97m	Lounge	6.11m x 3.46m
Dining Kitchen	6.00m x 2.94m	Utility	2.10m x 1.00m
Upper Landing	3.90m x 2.76m	Bedroom One	4.26m x 2.95m
Bedroom Two	3.53m x 3.19m	Bedroom Three	3.74m x 2.89m
Bathroom	2.84m x 1.68m	Garage	7.38m x 3.22m

Offices

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Situated within close proximity to Wishaw Town Centre providing easy access to all local amenities including local shops, supermarkets, schooling and leisure facilities. Etive Crescent gives easy access for commuting to Glasgow and Edinburgh via motorway and local rail and bus networks.

Independent Estates are delighted to present to the market this spacious end terraced villa which offers generous family accommodation arranged over two levels. The property has been thoughtfully renovated providing a flexible contemporary family home, offering walk in accommodation comprising: Entrance to property via front facing upvc door with glazed side panel giving access to reception hallway. Hallway with decorative wall panelling, feature lighting, laminated staircase, under floor heating and access to lounge. Spacious lounge boasting feature media wall with decorative alcoves, television recess, feature fireplace, decorative lighting, luxury vinyl tile flooring and under floor heating. The lounge opens into generous dining kitchen. Formal dining area with rear facing French doors opening out into rear garden deck. Quality fully fitted kitchen comprising range of base and wall mounted units, ample solid quartz work surfaces, electric oven, microwave, gas hob, integral fridge freezer, dishwasher, luxury vinyl tile flooring, feature lighting and under floor heating. The kitchen gives access to utility cupboard housing central heating boiler, plumbing for washing machine and dryer.

Side facing upper landing with laminated flooring, feature lighting and gives access to three double bedrooms, bathroom and loft hatch. Bedroom one is front facing with two window formations, feature lighting and fitted carpet. Bedroom two is rear facing with, feature lighting and laminate flooring. Bedroom three is again front facing with feature lighting, fitted wardrobes and laminated flooring. Rear facing family bathroom comprising low flush wc, decorative wash hand basin with vanity, bath, feature lighting and laminated flooring.

The property boasts double glazing and full gas central heating with ground level benefitting from under floor heating. Front garden is mainly laid to decorative gravel with timber fencing. Mono block driveway to side leads to large detached brick garage with up and over door, electricity and lighting supplied. Large rear garden with raised timber patio deck, mono block parking, faux lawn and timber fencing.



Offers Over £140,000