





Law

7 Muir Street Law ML8 5JJ

Independent Estates



Directions

On entering Law from Wildman Road onto Station Road Take the second on your right into Muir Street. The property is situated on your left hand side clearly 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	3.30m x 2.42m	Lounge	3.89m x 3.95m
Kitchen	3.95m x 2.52m	Bedroom One	3.83m x 3.17m
Bedroom Two	3.62m x 3.36m	Shower Room	1.97m x 1.40m

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.

The property is located within the heart of the increasingly popular Law Village. Law Village is ideally positioned close to the nearby Towns of Wishaw, Motherwell and Lanark, and also the scenic Clyde Valley is only a short drive away. Close to major motorway networks of the M74 and M8 giving access to Edinburgh, Glasgow and the South.

Independent Estates are proud to welcome to the market this well presented deceptively spacious upper cottage flat. The property enjoys large corner position and accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to side facing carpeted staircase. Carpeted upper landing gives access to all compartments including loft hatch. Generous front facing lounge with solid wood flooring, feature fireplace incorporating electric fire and gives access to kitchen. Rear facing fully fitted kitchen comprising range of base and wall mounted units ample work surfaces, partially tiled walls, tiled flooring, integral appliances including fridge freezer, dishwasher, electric oven, hob and extractor.

Bedroom one enjoys both front and side facing windows, full length fitted wardrobes and carpet. Bedroom two is rear facing with fitted carpet and fitted storage. Rear facing shower room comprising low flush wc, wash hand basin, double shower cubicle with drench shower, partially tiled walls, tiled flooring and heated towel railing.

The property benefits from gas central heating and newly fitted double glazing with "perfect fit blinds" throughout. Extensive gravel driveway to side offering ample off street parking for several vehicles. Large rear garden is mainly laid to decorative paving and gravel with raised planters and timber fencing.

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



Offers Over £64,000