





Law

17 Strath Nairn Law ML8 5LL

Independent Estates



Directions

On entering Law, along Wildman Road continue along onto Station Road then second right into Brackenhill Road then right into Strath Nairn. The property is situated on your left 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	4.15m x 5.22m	Lounge	5.04m x 3.69m
Dining Room	2.73m x 3.31m	Kitchen/Dining	3.71m x 3.65m
Bedroom One	3.05m x 3.26m	Bedroom Two	3.06m x 3.15m
Bedroom Three	3.25m x 2.19m	Shower Room	1.98m x 2.15m
Double Garage	5.95m x 5.22m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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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 delighted to welcome to the market this well presented and deceptively spacious semi detached bungalow positioned in quiet residential setting. Accommodation comprises: Entrance reception hallway with laminated flooring gives access to all accommodation including fitted storage and loft hatch. Front facing lounge with fitted carpet leads to formal dining room with fitted carpet and front facing window. Dining room leads to fully fitted dining kitchen comprising range of base and wall mounted units, ample work solid beech work surfaces, fitted electric oven, hob and extractor. The kitchen boasts rear facing upvc French doors overlooking rear patio and garden.

Bedroom one is front facing with fitted full length mirrored wardrobes and carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is again rear facing with lino wood effect flooring and decorative alcove with storage cupboard. Rear facing shower room comprising low flush wc, wash hand basin, shower cubicle with fully tiled walls and tiled flooring.

The property boasts full double glazing and recently installed gas central heating. Front garden is mainly laid to decorative gravel with brick boundary wall and decoratively planted borders. Paved driveway to side leads to detached double brick garage with up and over door, electricity and lighting supplied. Private rear garden is again mainly paved with decorative gravel and variety of planted borders. The garden also offers separate garden storage and open rear outlook.

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



Offers Over £158,000