





## Wishaw

28 Shankly Drive, Wishaw, ML2 9QP

Independent Estates





## Directions

From our office travel proceed to Wishaw Cross and turn left. Follow this road to Newmains roundabout and take the third exit heading for Shotts. Go straight through next roundabout into Morningside. At new roundabout take second exit into Shankly Drive follow road round to your right 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

Lounge	4.9m x 3.56m	Kitchen	5.18m x 3.05m
WC	1.83m x 1.12m	Dining Room	3.43m x 2.95m
En-Suite	2.06m x 1.22m	Bedroom One	3.78m x 3.56m
Bedroom Three	3.2m x 2.95m	Bedroom Two	3.71m x 2.84m
Bathroom	2.36m x 2.08m	Bedroom Four	3.38m x 2.31m

## 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)

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Independent Estates are delighted to present to the market this spacious detached villa built by Bett Homes. Located in a modern development within the ever popular Morningside area, yet within a short drive to the local town centre of Wishaw with all its amenities and transport services. Shankly Drive has easy access for commuting to Glasgow and Edinburgh via motorway and transport networks.

The property is presented in exceptional order both internally and externally offering walk in accommodation arranged over two floors comprising: Entrance via front facing upvc door with glass insert leading to reception hallway with fitted carpet. Hallway gives access to lounge, kitchen, carpeted staircase and cloakroom wc. Front facing lounge with fitted carpet. Rear facing fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and tiled flooring. The kitchen also gives access to formal dining room, rear facing French doors and fitted cupboard. Rear facing formal dining room with fitted carpet. Front facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and tiled flooring.

Carpeted upper landing gives access to four bedrooms, family bathroom, storage and loft hatch. Bedroom one is front facing with fitted wardrobes and carpet. Front facing en-suite comprising of low flush wc, wash hand basin, shower cubicle partially tiled walls and tiled flooring. Bedroom two is again front facing with fitted storage and carpet. Bedroom three is rear facing with fitted carpet. Bedroom four is again rear facing with fitted carpet. Rear facing family bathroom comprising low flush wc, wash hand basin, bath, partially tiled walls and tiled flooring.

Front garden is mainly laid to decorative gravel with paving leading to single garage with up and over door, power and lighting. Private rear garden is again mainly laid to decorative paving. Large timber summer house, timber fencing and double timber gates.



**Offers Over £219,000**