





Wishaw

3 Beltonfoot Way, Wishaw, ML2 0GA

Independent Estates



Directions

On leaving our office on Main street Wishaw travel down towards Wishaw General Hospital at the roundabout take your second exit on your left onto Netherton Street, continue down this straight through the roundabout then take your second left into Beltonfoot Way. The property is situated on your left and can be 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

Kitchen	3.34m x 2.73m	Utility Room	1.83m x 1.75m
Lounge	4.64m x 3.81m	Sitting Area	2.84m x 2.83m
Dining Room	5.48m x 2.66m	WC	1.65m x 1.26m
Bedroom One	3.83m x 3.01m	En-Suite	2.42m x 1.49m
Bedroom Two	3.14m x 2.68m	Bedroom Three	2.87m x 2.71m
Bedroom Four	2.88m x 2.68m	Shower Room	1.99m x 1.98m

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

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Situated in the popular town of Wishaw with all its amenities and transport services which include sports centre, Wishaw General Hospital and train station, Beltonfoot Way has easy access for commuting to Glasgow and Edinburgh via motorway and local transport networks.

Independent Estates are proud to welcome to the open market this spacious and well appointed detached villa situated in sought after locale. The accommodation is arranged over two levels and immaculately presented throughout: Entrance to property via front facing composite with glass insert leading to entrance hallway. Hallway with laminated flooring gives access to lounge, cloakroom wc and carpeted staircase. Generous front facing lounge with feature fireplace incorporating electric fire and laminated flooring. Additional lounge area to rear with patio doors overlooking rear garden. Fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, breakfasting bar, electric oven, five burner gas hob, extraction, integral fridge freezer and dishwasher. The kitchen boasts tiled flooring and separate storage cupboard. Utility room with tiled flooring, plumbing for automatic washing machine, sink unit, storage, work surface and partially tiled walls. The utility gives access to rear garden via half glazed upvc door. Formal front facing dining room with laminated flooring and built in storage.

Carpeted upper landing gives access to four bedrooms, shower room and loft hatch. Master bedroom with two front facing window formations, fitted mirrored wardrobes and carpet. Side facing en-suite comprising three piece suite including low flush wc, wash hand basin, shower cubicle, tiled walls and flooring. Bedroom two benefits from front facing window, fitted carpet, fitted wardrobe and storage cupboard. Bedroom three is rear facing with fitted mirrored wardrobes and carpet. Bedroom four is again rear facing with fitted mirrored wardrobes and carpet. Rear facing family shower room comprising three piece suite including low flush wc, wash hand basin with vanity, double walk in shower, fully tiled walls and flooring.

The property boasts full gas central heating, double glazing and alarm throughout. Front garden is mainly laid to lawn with decorative planted borders and double tarmac driveway. Private rear garden is mainly laid to decorative paving and gravel with large raised timber deck patio ideal for alfresco dining and entertaining. The rear garden further boasts decoratively landscaped borders and additional side areas house two timber garden storage sheds.



Offers Over £239,000