







## Wishaw

1 Golfhill Road, Wishaw ML2 7RW

Independent Estates





## Directions

Travel down Wishaw Main Street from our office toward Motherwell. Continue straight through roundabout past Wishaw General Hospital, under railway bridge and take your first turn on right then third left. Continue along then take left onto Broompark Road. Continue along and take second right onto Golfhill Road. The property is situated on your left hand side 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	1.50m x 1.31m	Lounge	5.04m x 4.09m
Kitchen	4.71m x 2.11m	Upper Landing	2.29m x 1.95m
Bedroom One	3.35m x 3.00m	Bedroom Two	3.72m x 2.73m
Bedroom Three	2.74m x 2.69m	Shower Room	1.91m x 1.88m

## 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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Golfhill Road is situated within distance of Wishaw Town Centre and all of its amenities including shops, supermarkets, leisure facilities, primary and secondary schools and transport services. The location also gives easy access to M8 and M74 motorway networks.

Independent Estates welcome this generously proportioned end terraced villa to the market. The property is positioned within large corner plot offering potential for extension or off street parking for several vehicles. Accommodation has just been professionally re-plastered therefore providing a blank canvas for new owners. Entrance to property via front facing upvc door leading to entrance hallway. Hallway gives access to lounge and staircase. Front facing lounge with feature fireplace, decorative alcove and fitted storage. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, gas hob and extractor. Kitchen gives access to rear garden via upvc exterior door.

Upper landing leads to three bedrooms, shower room and loft hatch. Bedroom one is rear facing. Bedroom two is front facing. Bedroom three is again front facing with fitted storage. Rear facing recently installed shower room comprising double shower cubicle, low flush wc, wash hand basin with vanity, decorative wet walls, heated towel railing and laminated flooring.

The property boasts full gas central heating and double glazing. Front garden is mainly laid to lawn. Extensive side garden again mainly laid to lawn. Rear garden is again laid to lawn with timber fencing.



**Offers Over £73,500**