





Wishaw

96 Wishaw Road, Wishaw, ML2 8EA

Independent Estates



Travel Directions

From our office travel toward Wishaw Cross and continue straight ahead onto Stewarton Street. Continue along and go straight ahead at mini roundabout onto Wishaw Road. The property is situated on your right hand side identified by our for sale board.

Lounge	4.73m x 6.73m	Family Room	4.73m x 5.72m
Dining Room	4.57m x 4.65m	Conservatory	3.69m x 2.39m
Kitchen	5.45m x 3.91m	Utility Room	1.72m x 2.23m
Cloakroom	2.20m x 1.01m	Bedroom One	4.89m x 5.91m
En-Suite	3.11m x 3.16m	Bedroom Two	4.24m x 3.42m
Bedroom Three	4.26m x 3.37m	Bedroom Four	4.20m x 3.34m
Bathroom	2.65m x 4.0m		
Viewing:	Strictly by appointment via Independent Estates		

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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Independent Estates are proud to present this immaculate and spacious family home within commuting distance of Edinburgh and Glasgow. The popular Towns of Wishaw and Motherwell are only a short drive away offering a variety of local shopping, Primary and Secondary Schooling, Health/Leisure Facilities, Bars and Restaurants. The property is a generously proportioned family home with detached garage and well proportioned gardens front and rear.

Attention to detail is evident throughout the house with tasteful neutral tones and quality finishing throughout. Accommodation is arranged over two levels and configuration flows naturally and logically from room to room; Entrance to property via front facing upvc door with matching glazed side panels. Gives access to entrance vestibule with tiled flooring. Entrance hallway with fitted carpet leads to lounge, sitting room, cloakroom w/c, kitchen, storage cupboard and carpeted staircase. Generous lounge with front facing bay style window, side facing windows, feature marble fireplace incorporating living flame gas fire and fitted carpet. Formal sitting room again benefits from front facing bay style window formation and solid wood flooring. Fully fitted modern kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, tiled flooring, integral appliances including double electric oven, five burner gas hob, extractor, fridge freezer, dishwasher and tiled flooring. Formal dining room with fitted carpet and rear facing French doors opening out into sun room. Sun room with wood flooring and outlook over rear garden and views beyond. Side facing cloakroom w/c comprising low flush w/c, wash hand basin, tiled flooring and fully tiled walls. Side facing utility room with fitted storage, work surfaces, sink, partially tiled walls and tiled flooring.

Carpeted upper landing leads to four bedrooms, family bathroom, fitted storage cupboard and loft hatch. Master bedroom with front and side facing windows, fitted wardrobes and carpet. Generous master en-suite comprising low flush w/c, wash hand basin, walk in double shower, fitted storage, heated towel rail, fully tiled walls and tiled flooring. Bedroom two is front facing with fitted wardrobes and carpet. Bedroom three is again front facing with fitted wardrobes and carpet. Bedroom four is currently utilized as office with rear and side facing windows fitted wardrobes and laminated flooring. Rear facing family bathroom comprises low flush w/c, wash hand basin, large jacuzzi bath, power shower (over bath), heated towel rail, fully tiled walls and tiled flooring.

The property boasts full gas central heating, double glazing and alarm system throughout. Front garden is mainly laid to lawn with stone boundary wall with wrought iron inserts. Double remotely operated wrought iron gates gives access to mono-blocked driveway leading to detached garage with automatic roller door, electricity and light supplied. Private rear garden is mainly laid to decorative mono-block and lawn area.

EPC-C
Offers Over £345,000

