





Newmains

6 Victoria Street, Newmains, ML2 9BQ

Independent Estates



Travel Directions

From our offices travel along to Wishaw Cross and turn left onto Kirk Road. Proceed through Cambusnethan towards Newmains and turn right onto School Road. Travel along this route and property is at end of Street situated on your right hand side identified by our for sale board.

Entrance Vestibule	3.29m x 1.46m	Entrance Hallway	11.00m x 1.12m
Lounge	8.81m x 3.44m	Kitchen	3.45m x 2.13m
Porch	2.78m x 2.71m	Bedroom One	4.96m x 3.19m
Bedroom Two	4.94m x 3.69m	Office Space	4.06m x 2.85m
Bedroom Three	3.42m x 4.07m	Bathroom	3.40m x 1.89m

Viewing: [Strictly by appointment via Independent Estates](#)

Offices:

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Situated in the popular area of Newmains yet within a short distance to the town of Wishaw with all its amenities and transport services. Victoria Street has easy access for commuting to Glasgow and Edinburgh via motorway M8/M74 motorway network.

Independent Estates welcome to the market this spacious semi detached cottage. The property offers a fabulous opportunity situated within generous and private location rarely available. The property would benefit from a degree of modernization and upgrading but would provide a spacious and flexible family home. Accommodation comprises: Entrance to property via front facing solid wooden door with glass insert leading to entrance vestibule. Entrance vestibule with fitted carpet and two front facing window formations. Vestibule leads to large hallway leading to three bedrooms, lounge and family bathroom. Rear facing lounge with patio doors overlooking rear garden, fitted carpet and large storage cupboard. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, partially tiled walls and fitted carpet. Rear facing porch with views over rear garden with side facing glazed door and vinyl flooring.

Bedroom one with front and side facing window formations, fitted carpet and decorative alcove. Bedroom two is front facing (used to be utilized as sitting room) stone fireplace and fitted carpet. Front facing office space which was once served as home sauna room with fitted carpet and storage. Bedroom three is side facing with fitted carpet. Side facing family bathroom comprising four piece suite including low flush wc, wash hand basin with vanity storage, corner bath, bidet, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Generous gardens surround property with large private rear garden mainly laid to lawn with matured tree specimens, paved pathway and gravel border. Large rear garden with generous lawn, matured tree and shrub specimens. The rear garden also boasts large single garage, large storage shed/workshop, tarmac driveway providing ample off street parking for several vehicles.

EPC-D.



Offers Over £124,000