







## Wishaw

446 Main Street, Wishaw, ML2 7PL

Independent Estates



## Travel Directions

Traveling from our office toward Motherwell turn right at traffic lights. Take first left then first left again. At T junction turn left. Follow road round tight right hand corner and the property is situated on your right.

OUTSIDE ENTRANCE	1.15m x 1.14m	ENTRANCE HALLWAY	4.13m x 1.57m
LOUNGE	3.77m x 5.11m	KITCHEN	3.12m x 3.21m
BEDROOM ONE	3.00m x 3.81m	BATHROOM	3.43m x 2.23m

Viewing:

Strictly by appointment via Independent Estates

### Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

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## 446 Main Street, Wishaw, ML2 7PL

Situated in the popular town of Wishaw and within walking distance to all amenities including train station, hospital, sport centre, shops and transport services. Main Street has easy access for commuting to Glasgow and Edinburgh via motorway and local transport network.

This traditional ground floor flat ideal for the retiree, first time buyer or indeed buy to let investor offers excellent accommodation comprising: Entrance to property via front facing upvc door leading to entrance vestibule with laminated flooring. Vestibule leads to hallway with fitted carpet storage cupboard via glazed timber panel door. Hallway leads to lounge, double bedroom and bathroom. Spacious rear facing lounge with feature fireplace incorporating electric fire and fitted carpet. Rear and side facing fitted kitchen comprising base and wall mounted units, ample work surfaces, electric oven, hob, extractor, lino flooring and side facing exterior upvc door leading to rear patio and communal gardens.

Front facing double bedroom with double mirrored wardrobes and fitted carpet. Generous side facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls, tiled flooring and linen cupboard.

The property boasts full gas central heating and double glazing throughout. Rear communal gardens are mainly laid to lawn. On street parking is available to the front of property.

EXTRAS - All floor coverings, light fittings and window blinds.  
EPC-D



Offers Over £55,500