

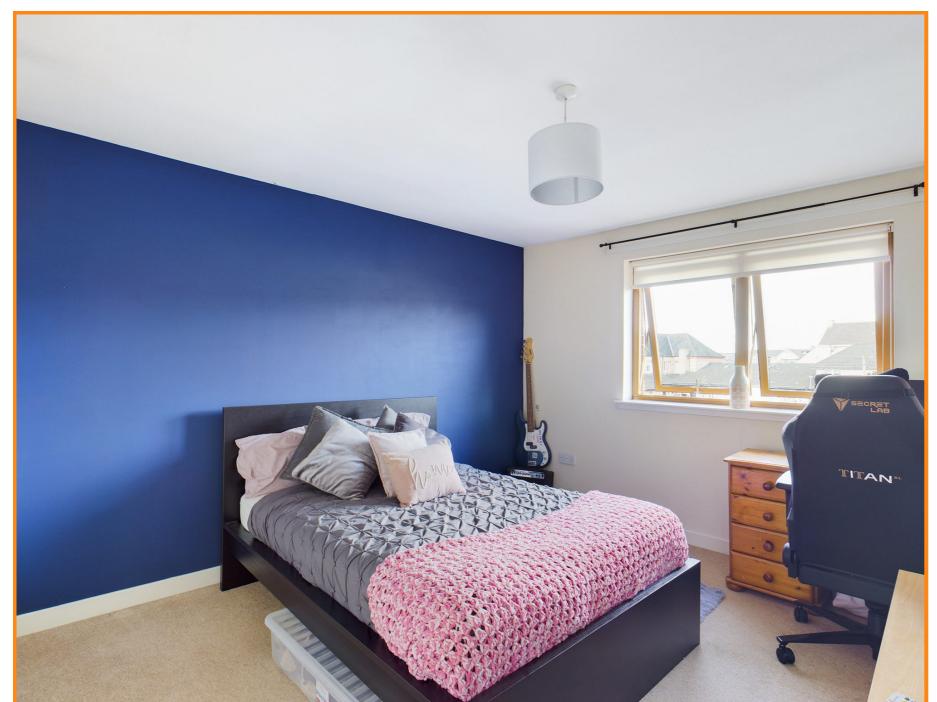








# Wishaw



## **Directions**

From our office travel down Wishaw Main Street and continue down towards Glasgow Road and turn left on to Marshall Street. Continue down Marshall Street and take the third street on the left hand side. The property can be identified by for sale board.

## **Viewing**

Strictly by appointment via vendor.

# **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 2.39m x 3.49m Lounge 3.46m x 4.33m Dining Kitchen 3.47m x 3.69m Bedroom One 3.63m x 3.49m Bedroom Two 3.63m x 2.68m Bathroom 2.36m x 2.54m

### **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

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

Situated in the popular town of Wishaw, with its central location Bell Street is within walking distance to all amenities and transport services including Wishaw General Hospital, sports centre and train station. Bell Street has easy access for commuting to Glasgow and Edinburgh via motorway networks.

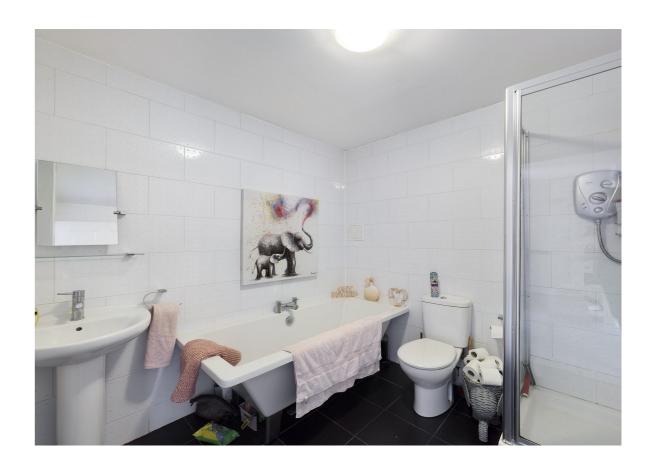
This attractive top floor flat, suitable for the first time buyer or buy to let investor, offers excellent accommodation of: Entry to building by way of security entrance leading to communal hallway and staircase. Entry to flat via solid wooden door. Entrance hallway with laminated flooring, storage cupboard and access to all compartments. Spacious lounge with front facing feature bay window and laminated flooring. Modern dining kitchen offers a range of wall and floor mounted units, ample work surfaces, electric oven, gas hob and extractor hood, lino flooring and front facing window.

Master bedroom is rear facing with fitted carpet. Bedroom two is rear facing with fitted carpet. Modern bathroom comes complete with four piece suite which includes low flush w/c, wash hand basin, bath and separate shower cubicle, partially tiled walls and lino flooring.

The property further benefits from gas central heating, double glazing and private parking.

Extras - All floor coverings, hob, oven and hood. EPC BAND C





Offers Over £79,000