





# Wishaw

32 Bell Street, Wishaw, North Lanarkshire, ML2 7NU

Independent Estates



## 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](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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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**