





Wishaw

67 Langholm Crescent Wishaw ML2 7HB

Independent Estates



Directions

From our office travel toward Wishaw Cross and turn left onto Kirk Road. Continue along this route past Morrisons straight through next mini- roundabout. At next roundabout turn left onto Coltness Road take the sixth turn on your left into Till Street. At T junction turn right onto Langholm Crescent and the property is clearly identified by our for sale board on your left.

Viewing

Strictly by appointment via Independent Estates

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	2.82m x 1.84m	Lounge	5.70m x 3.17m
Kitchen	3.80m x 2.26m	Upper Landing	1.92m x 1.05m
Bedroom One	4.53m x 2.78m	Bedroom Two	3.52m x 2.84m
Bathroom	1.88m x 1.69m		

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

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Situated in the popular town of Wishaw. The property is within easy access to all local amenities and transport services. Langholm Crescent has easy access for commuting to Glasgow and Edinburgh via motorway network.

Independent Estates are proud to welcome this immaculately presented mid terraced villa situated within popular locale. The accommodation is arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway with solid wood flooring. Hallway leads to lounge, carpeted staircase, lounge and storage. Generous lounge with front and rear facing windows, decorative electric fireplace and solid wood flooring. Rear facing fully fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, tiled flooring, electric oven, hob, extractor and breakfasting bar. The kitchen also gives to rear facing upvc door with glass insert leading to rear garden.

Carpeted upper landing gives access to two double bedrooms, bathroom and loft hatch. Bedroom one boasts two front facing windows with fitted carpet and storage. Bedroom two is rear facing with fitted carpet. Rear facing newly installed bathroom comprising low flush wc, wash hand basin, bath, drench shower (over bath), heated towel rail, feature lighting and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative gravel and paving with brick boundary walls with decorative wrought iron inserts and gate. Fully enclosed rear garden offers large raised timber deck patio with additional storage below. Paved patio area and children's play area with "terraflex" chippings.



Offers Over £88,500