





Wishaw

20 Gillburn Street

Independent Estates



Directions

From our office travel toward Wishaw Cross and turn right onto Caledonian Road. Continue along this road heading toward Overtown. On entering Overtown travel toward traffic lights and turn left. Take your next right into Garrion Street. At T junction turn left onto Gillburn Street and the property is situated 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	3.21m x 1.84m	Lounge/Dining	6.92m x 3.51m
Kitchen	3.34m x 2.44m	Upper landing	2.00m x 2.02m
Bedroom One	4.43m x 3.11m	Bedroom Two	3.38m x 3.08m
Bathroom	2.02m x 1.53m		

Offices

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

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Situated in the popular area of Overtown and within a short drive to the Clyde Valley tourist area and Wishaw with all its amenities and transport services. Gillburn Street has easy access for commuting to Glasgow and Edinburgh via motorway networks.

Independent Estates are delighted to welcome this immaculately presented end terraced villa to the market. The property offers excellent family accommodation arranged over two levels comprising: Entrance to property via front facing upvc door with glass insert leading to entrance hallway with laminated flooring, fitted storage and carpeted staircase with decorative timber balustrade. Generous front and rear facing lounge/dining with fitted carpet, decorative dado rail and gives access to kitchen. Rear facing fitted kitchen comprising range of base and wall mounted units ample work surfaces, partially tiled walls, tiled flooring, integral dishwasher, decorative lighting and 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 is front facing with fitted carpet, full length fitted wardrobes offer abundance of storage and large storage recess. Bedroom two is rear facing with laminated flooring and two fitted storage cupboard. Rear facing bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), fully tiled walls, tiled flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative paving and gravel with brick boundary walls with wrought iron inserts and gate. Rear garden is again mainly laid to decorative gravel and paving with storage shed, drying area and timber fencing.

EXTRAS - All floor coverings light fittings and window blinds.



Offers Over £87,500