

# 22 Wilkie Drive

MOTHERWELL, ML1 4YW



*Very attractive two bedroom, mid-terrace villa  
set within a popular residential area*



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We are delighted to offer to the market this very attractive two-bedroom, mid-terrace villa set within this popular residential area. The property would be an ideal purchase for a young couple or family and offers good-sized accommodation and is presented to the market in good condition. The house has been designed to maximize the natural available light to create a modern and spacious ambience.

# THE LOUNGE



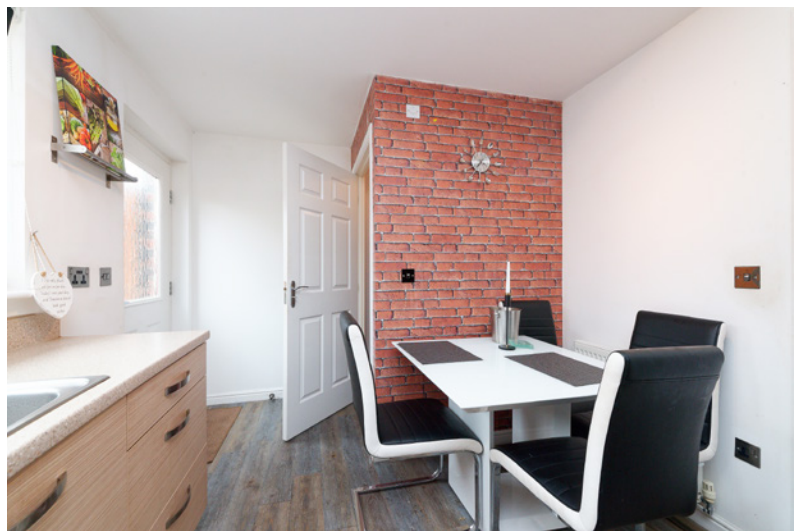
Entering through a new secure composite front door, the accommodation comprises a welcoming hallway with stairs leading to the upper floor, and an immediately impressive lounge, which has a picture window to the front aspect, flooding the room with natural light.



# THE KITCHEN



The dining kitchen has been well fitted to include a good range of floor and wall-mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from a large storage cupboard, integrated double oven, hob, extractor hood and dishwasher, making this the ideal kitchen for an aspiring chef! Off the kitchen is a very useful utility room and modern W.C.







The first floor comprises a landing area with a storage cupboard, and two well-proportioned double bedrooms, the master has a large storage cupboard the second has fitted wardrobes and both have ample space for additional free-standing furniture if required. The recently upgraded bathroom has a modern three-piece bathroom suite with shower over bath and a quality glass screen that completes the accommodation internally. The high specifications of this family home also include double glazing and gas central heating for additional peace of mind and comfort.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





There is a well-tended rear garden, which is low maintenance and is fully enclosed and includes a decked area and chipped section. The front has a small easily maintained garden and off-road parking for two vehicles.

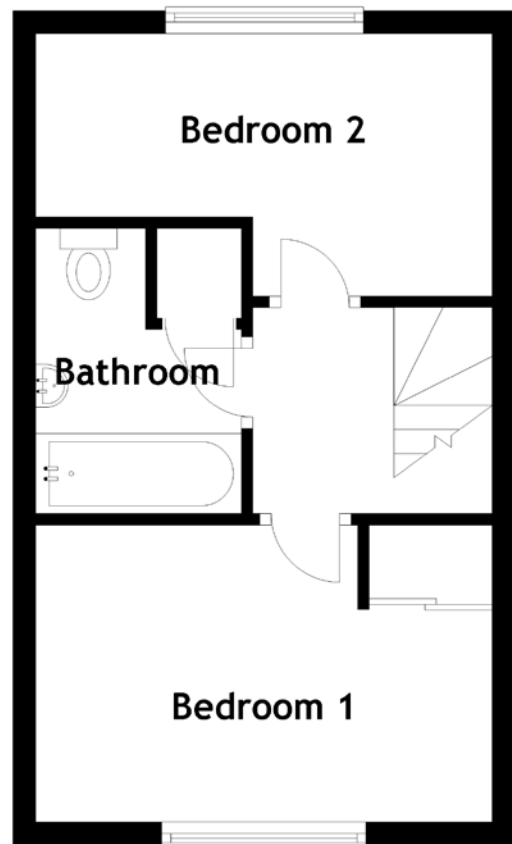
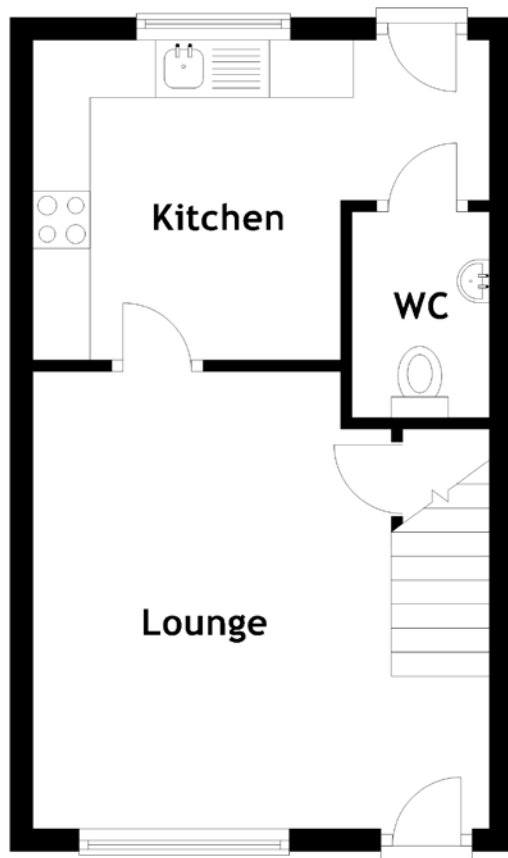
Decorated very nicely in a contemporary style this property will tick a lot of boxes for many discerning buyers. Early viewing is strongly recommended for this very attractive property.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

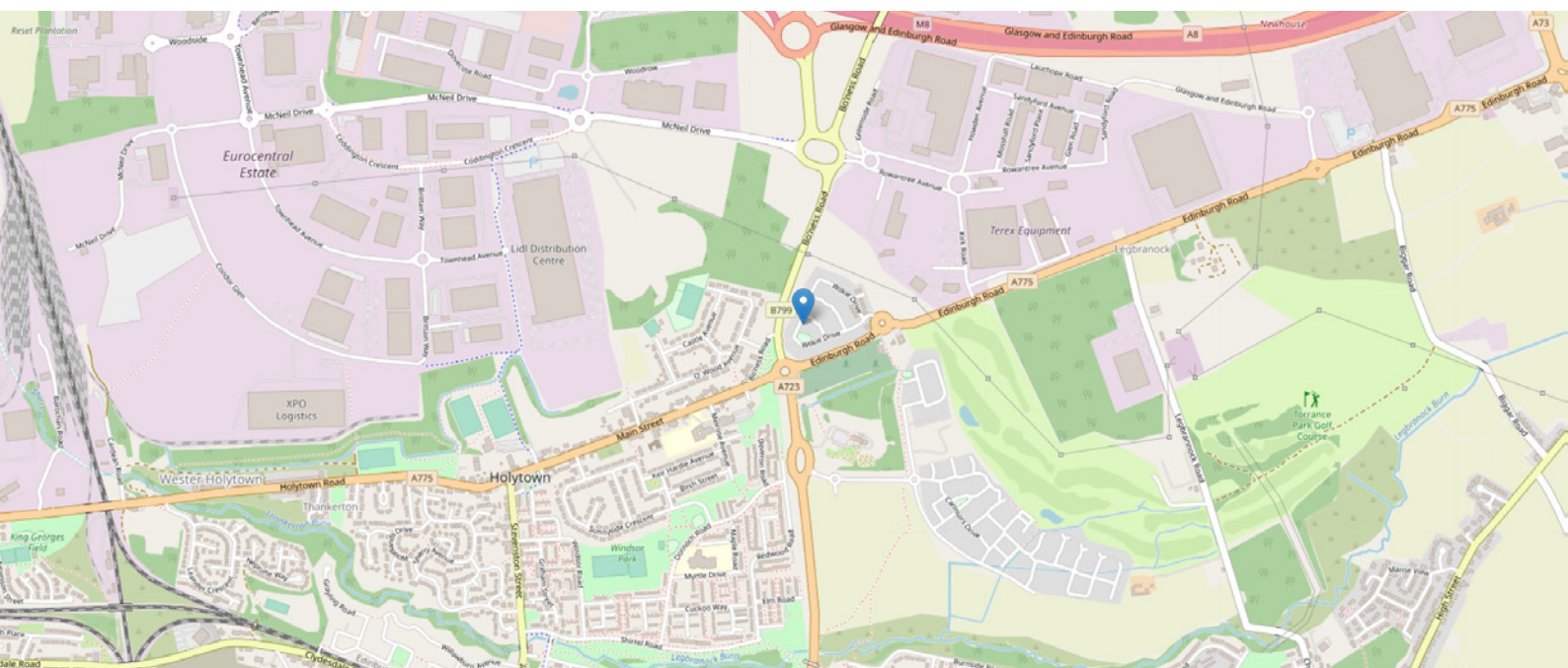
Lounge	4.00m (13'1") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 2.80m (9'2")
WC	1.80m (5'11") x 1.20m (3'11")
Bedroom 1	4.00m (13'1") x 2.60m (8'6")
Bedroom 2	4.00m (13'1") x 2.30m (7'6")

Bathroom

2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Some items may be available by separate negotiation.





# THE LOCATION

Ideal location for commuters with its close proximity to junction 6A of the M8 Motorway. Close to Eurocentral. Holytown is situated between the Towns of Bellshill and Motherwell. There is a railway station in Holytown with a regular service to Glasgow, Edinburgh and other neighbouring Lanarkshire Towns. Primary and secondary schools are located nearby as are bars, restaurants and other amenities.







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