



14
Glencairn
Avenue

Wishaw
North Lanarkshire
ML2 7RG

Well presented two bedroom upper cottage flat

Situated within the popular location of Wishaw



Scan Here!



2 BED



1 BATH



ON STREET

ENERGY

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Viewing - By appointment telephone selling solicitors

McEwan Fraser Legal
Solicitors & Estate Agents

0131 524 9797
Mon to Fri: 8am - **Midnight**
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**Part
Exchange
Available**



THE AREA

The property is well positioned for both Wishaw and Motherwell town centres, which offer a whole range of everyday local amenities, including schools, shops, super markets, leisure facilities and Wishaw General Hospital. There is a mainline train station in Motherwell which offers regular services to both Glasgow and Edinburgh. A comprehensive motorway network is close by, including M8, M74 and M73, offering excellent access to all over Scotland and the South.

THE INTERIOR

We are delighted to offer for sale this two bedroom, upper cottage flat, situated within the popular location of Wishaw. This property would be a super acquisition for either a first time buyer, small family or an elderly buyer, given its superb spot, offering great commuting links as well as very easy access to local amenities and schooling catchments.

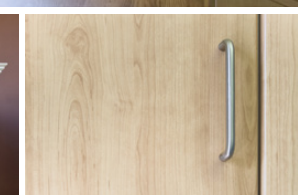
The flat has been well designed to maximise the natural available light, room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. It is sure to impress all who view!

In more detail, the property comprises: Entrance hall. Immediately impressive lounge with large picture window overlooking the well-maintained rear garden. The kitchen has been well fitted to include a good range of floor and wall mounted units, with plenty of worktop space and ample room for a washing machine, dishwasher, cooker and fridge/freezer.

There are two well-proportioned double bedrooms to the front of the property, bedroom two having built-in storage and both have space for additional free standing furniture if required. The three piece tiled family bathroom, with shower over bath, completes the accommodation.

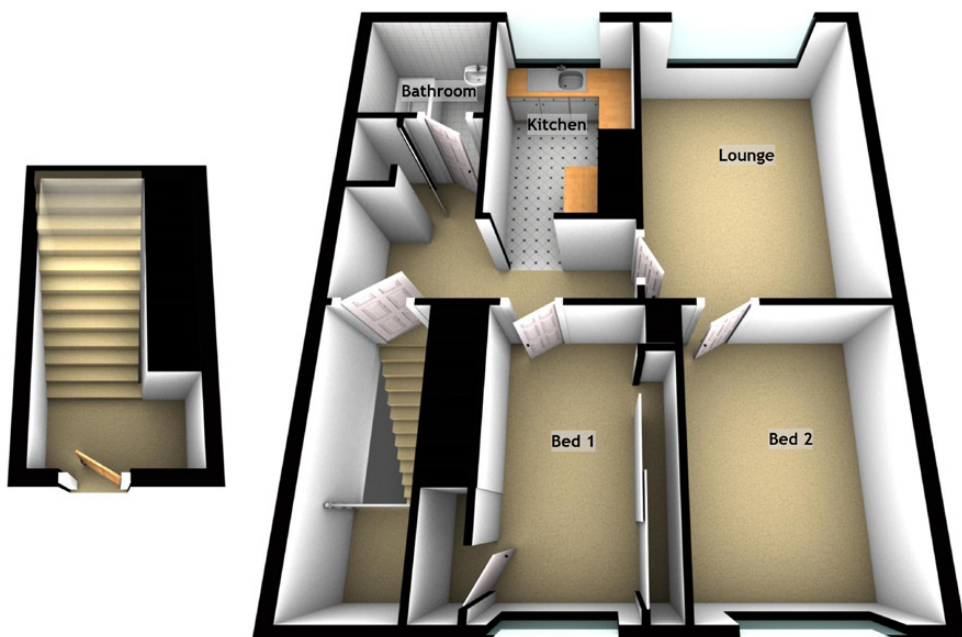
The flat also benefits from gas central heating to radiators and double glazing throughout for additional comfort.

Externally, there is a good-sized communal rear garden which is fully enclosed - this is a great zone for relaxing on a summer's day ! There is also a grassed area of garden to the front of the property which is surrounded by a fence.



"...ounge with large picture window overlooking the well-maintained rear garden.."





APPROXIMATE DIMENSIONS

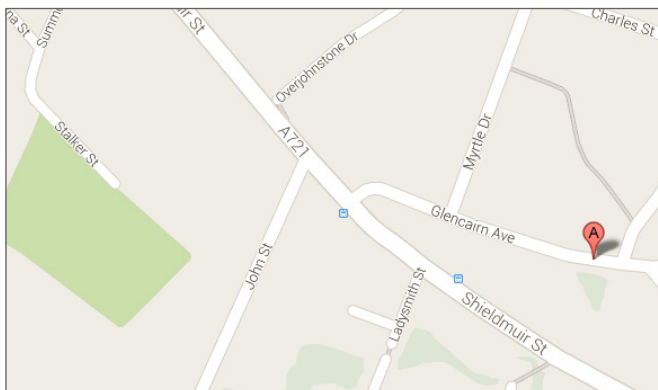
(Taken from the widest point)

Lounge	4.53m (14'10") x 3.17m (10'5")
Kitchen	3.29m (10'10") x 2.07m (6'9")
Bed 1	3.68m (12'1") x 2.35m (7'8")
Bed 2	3.69m (12'1") x 2.71m (8'11")
Bathroom	1.81m (5'11") x 1.66m (5'5")

EXTRAS

(Included in the sale)

All fitted carpets and floor coverings.



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Part Exchange

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Text and description
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