

# 155 North Dryburgh Road

WISHAW, ML2 7HQ



*Excellent two bed end terrace, popular location, great condition, garage, a perfect first time buyers home*



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We are delighted to offer to the market this excellent two-bedroom family home. Set in an end-terrace position with a great neighbourly spirit all around it, it's ideal for any family. This area is always very popular, due in part to some of the traditional values preferred by families, it's a place where neighbours take the time to actually know each other.

# THE LOUNGE



Accommodation comprises a bright and welcoming lounge benefiting from lots of natural light. The lounge leads nicely to a spacious kitchen and dining room.



# THE KITCHEN



The kitchen is finished in light wood units, with an electric oven, electric hob, built-in microwave and space for a freestanding washing machine, fridge freezer and dishwasher. It is clear it has been designed with style and functionality in mind. The dining room offers great space for formal dining with friends and family or it could easily offer space as a family room/playroom. The stable style door is a great idea for keeping pets/children safe but allowing lots of fresh air into the home.





# THE DINING AREA







The tiled shower room has a white toilet and a sink along with an electric shower, ensuring an instant supply of hot water for refreshing showers. There are two good sized bedrooms, both bright and welcoming with plenty of room for freestanding furniture.

## THE SHOWER ROOM





# BEDROOM 1





# BEDROOM 2





Double glazing and gas central heating keeps the house warm and comfortable. Parking is to the rear and the concrete garage has the benefit of rear access. The gardens are low maintenance and the rear garden has a storage shed.

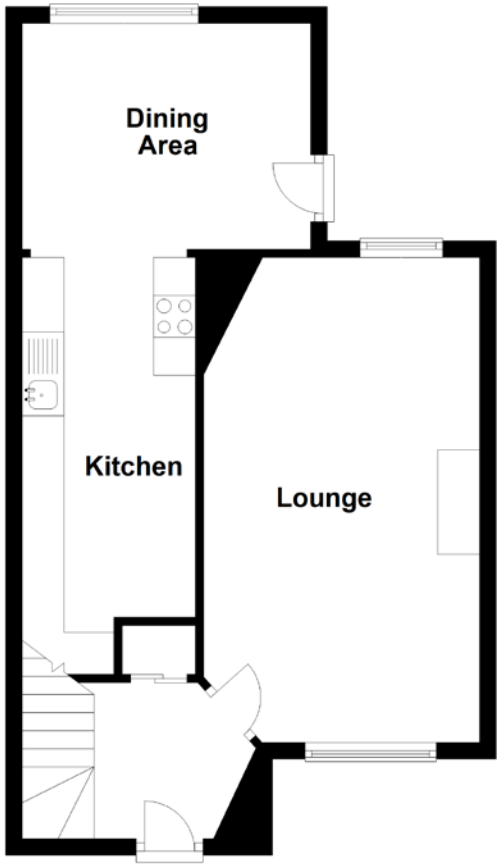
This is a home that is sure to appeal to a wide swathe of buyers, given it ticks many boxes; Popular location, Great accommodation, Excellent value for money, and Close to amenities. Early viewing is strongly advised.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

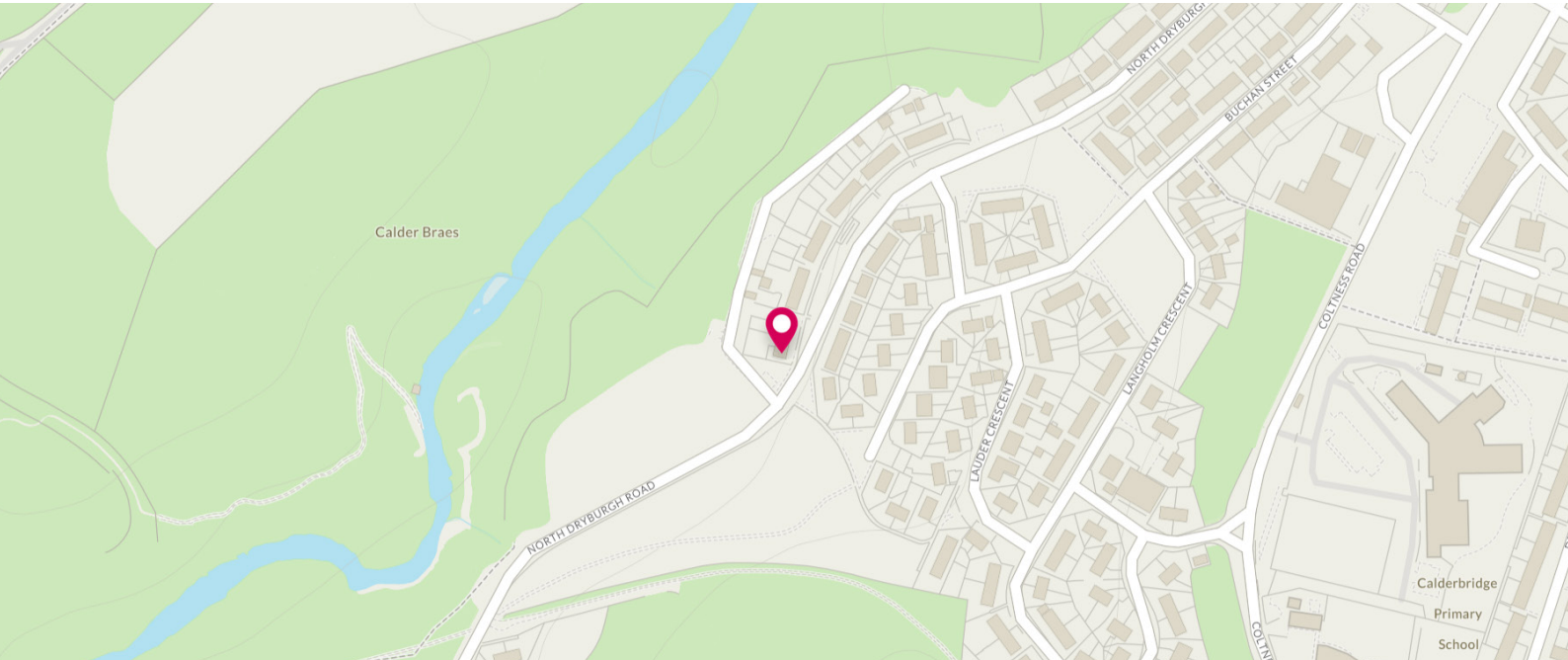
Lounge	5.80m (19') x 3.30m (10'10")
Kitchen	4.99m (16'4") max x 2.20m (7'3")
Dining Area	3.45m (11'4") x 2.70m (8'10")
Bedroom 1	4.60m (15'1") x 2.85m (9'4")
Bedroom 2	3.55m (11'8") x 2.85m (9'4")

Shower Room

1.90m (6'3") x 1.85m (6'1")

Gross internal floor area (m<sup>2</sup>): 74m<sup>2</sup>  
EPC Rating: C

Extras (included in the sale): Furniture and freestanding appliances may be available by separate negotiation.





# THE LOCATION

The popular area of Coltness in Wishaw is a great place to live and commute from. The transport links by bus and rail are both frequent and relatively close at hand.







It is a mere twenty minutes to the heart of Glasgow city centre with Wishaw, Motherwell and Hamilton all easy to get to. For those travelling by car the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is an excellent range of schools and amenities all within easy reach, making it a very popular place to call home.



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