

# 17 Clarendon Road

NETHERTON, WISHAW, NORTH LANARKSHIRE, ML2 0AW



*IDEAL TWO-BED  
MID-TERRACE PROPERTY*



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McEwan Fraser Legal are delighted to offer to the market this lovely two-bed mid-terrace home. The accommodation comprises a bright and spacious lounge, which, given the room's shape, would suit a range of furniture configurations.



The lovely kitchen/diner makes a fantastic hub for the family around meal times. It's perfect for the home and is finished in a range of fitted units. There's an electric oven and hob, with ample space for a washing machine, tumble dryer and fridge. The conservatory is a great place to relax, and it leads out to the secure back garden.





There are two good-sized bedrooms in this lovely home, both with ample space for free-standing furniture.





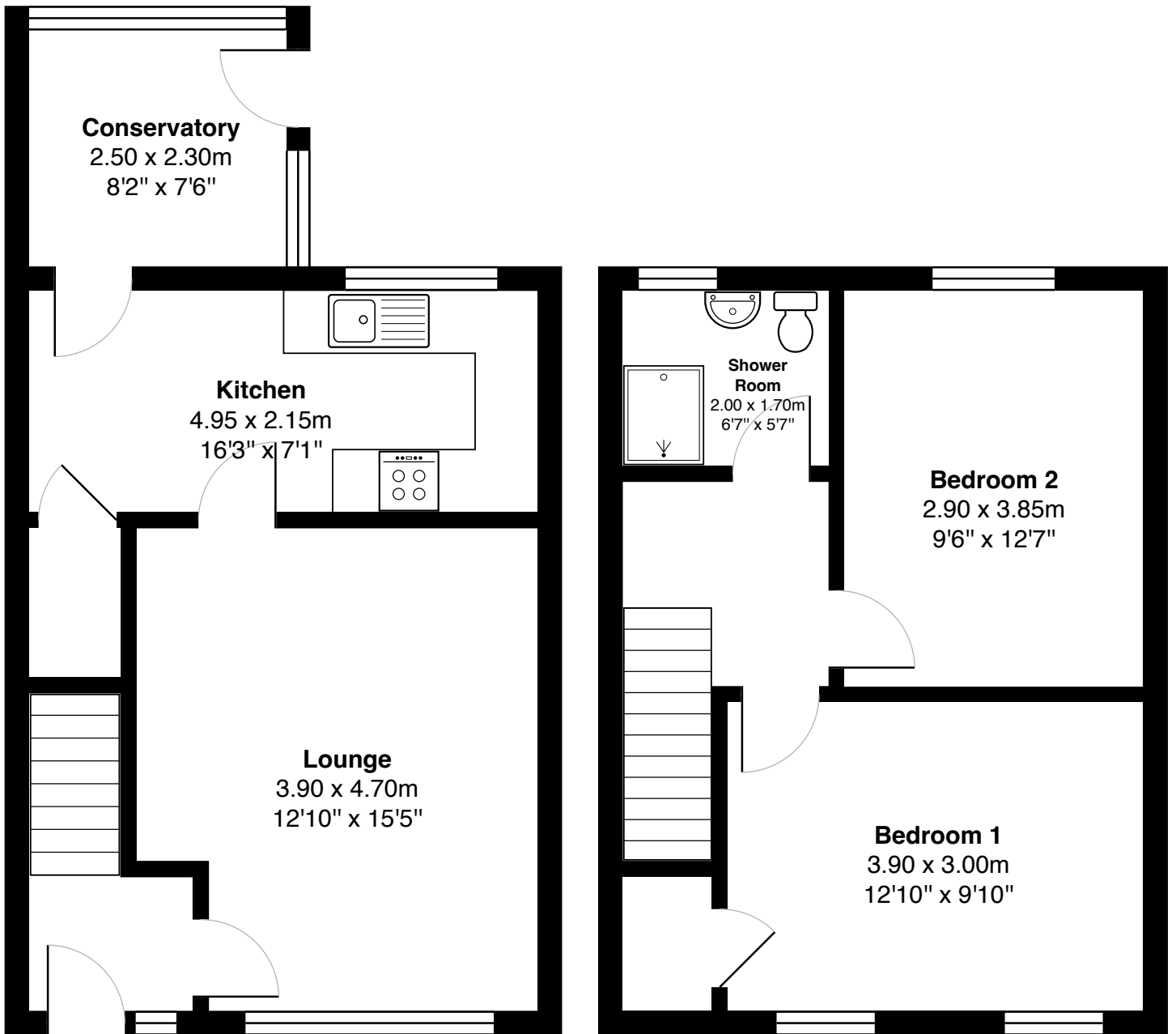
**Bedroom 2**





The tiled family bathroom is bright and fresh, finished as a wet room, with a white suite and electric shower. There are ample cupboard spaces to help keep everything in its place.





Gross internal floor area (m<sup>2</sup>): 70m<sup>2</sup>

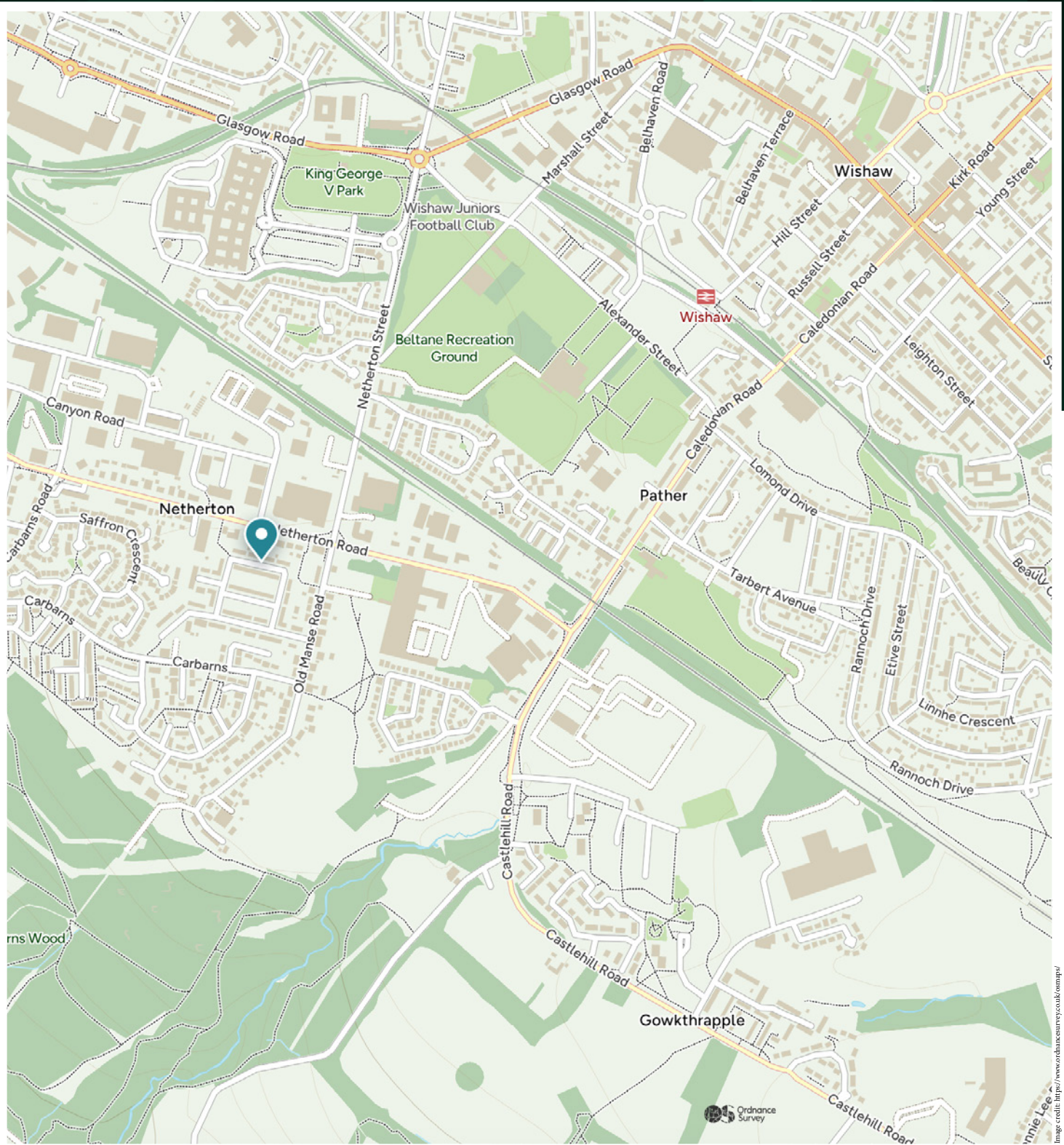
EPC Rating: D

The house is kept warm and comfortable with double glazing and gas central heating. The garden space is both secure and child-friendly and offers a perfect place to relax and unwind on sunnier days. Parking is on-street. Some properties tick many boxes, this is definitely one of them. Early viewing recommended.



The popular area of Netherton 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's a mere twenty minutes to the heart of Glasgow city center 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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