




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

46 Gilchrist Way

WISHAW, NORTH LANARKSHIRE, ML2 8JX



WISHAW

NORTH LANARKSHIRE
ML2 8JX

The property is situated just a few minutes from the town centre and provides convenient access to a host of local amenities including excellent schools, various leisure and recreational facilities and many local shops such as butchers, bakers, supermarkets, fast food outlets and a good selection of bars and restaurants.

There are easily accessible public transport links with convenient bus and rail routes to the surrounding areas, Wishaw railway station has a direct line to Glasgow and is just a five-minute walk away. For those commuting by car, the M74 and M8 motorway networks are both just a short drive away, providing access to Glasgow, Edinburgh and around Central Belt. There is also a multitude of schools in the area.



46 GILCHRIST WAY

WISHAW, NORTH LANARKSHIRE, ML2 8JX

This family home is situated on the prime plot within Gilchrist Way, not only is it large with rear and side gardens, the gardens are not overlooked which is rare. Directly opposite and to the left of this home there are areas of grass which will never be built upon, allowing the new owners modern living but also privacy.

Internally this home offers flexible living accommodations for today's lifestyle. On the ground level, there is a spacious lounge with bay window, glass doors lead to the formal dining space and to the conservatory. The large breakfasting kitchen has a range of wall and floor mounted units offering great workspace. The kitchen also has space for a dining table comfortably seating six. Into the third reception room/bedroom five, this room is again a great size and would be fit for any purpose. The ground floor also benefits from a WC and storage.

Upstairs there are two double bedrooms both boasting great storage and a large single. The master bedroom would allow for a range of furniture configurations and has plenty of storage and a great en-suite bathroom. The spacious family bathroom has a three-piece suite with shower over the bath, a large vanity mirror and storage space.

Throughout, this property flows nicely and is a really spacious and bright home. The decor is mainly neutral throughout and is a blank canvas for the new owners. A fantastic home and area to raise a family.

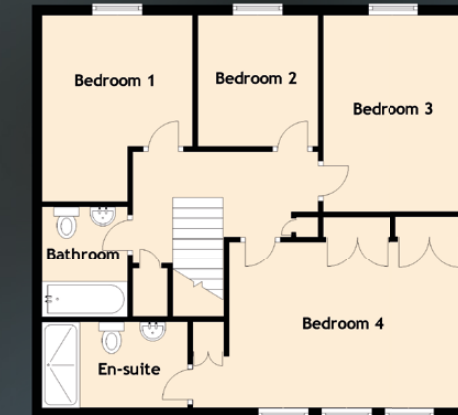
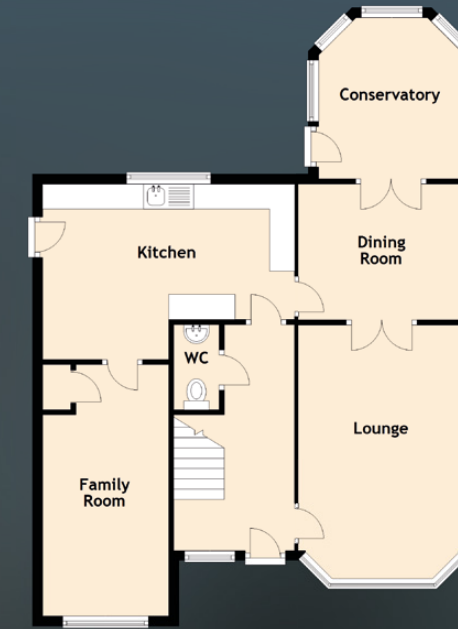
Externally this home has a double driveway to the front and fully enclosed gardens to the rear. The back garden is primarily lawn but there is also decking and a patio and a shed for outside storage.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.50m (14'9") x 3.30m (10'10")
Dining Room	3.30m (10'10") x 2.70m (8'10")
Conservatory	2.90m (9'6") x 2.83m (9'3")
Kitchen	5.00m (16'5") x 3.50m (11'6")
Family Room	5.00m (16'5") x 2.30m (7'7")
WC	1.70m (5'7") x 0.90m (2'11")

First Floor	
Bedroom 1	3.70m (12'2") x 2.90m (9'6")
Bedroom 2	2.60m (8'6") x 2.40m (7'10")
Bedroom 3	3.90m (12'10") x 2.80m (9'2")
Bedroom 4	5.40m (17'9") x 3.30m (10'10")
En-suite	2.70m (8'10") x 1.70m (5'7")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 123m² | EPC Rating: C

Extras (Included in the sale): Double glazed, gas central heating, loft ladder, gas hob.

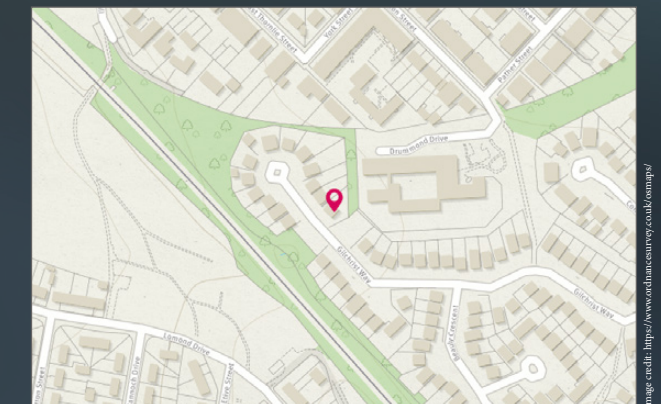


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Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Designer