

# 20 Gala Crescent

WISHAW, ML2 7JS



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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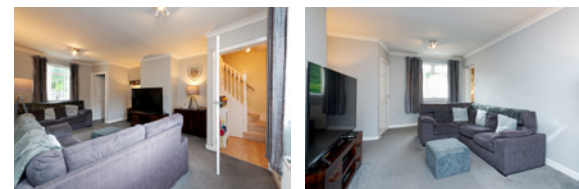
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*Tastefully extended 4 bedroom semi-detached  
property in a popular location*



McEwan Fraser Legal are delighted to bring to the market this spacious and tastefully extended four-bedroom family home with enclosed back and front gardens as well as off-street parking.

# THE LOUNGE



The entrance hallway leads to the generous lounge space which is bright and airy with windows to both front and rear. Tastefully decorated in contemporary style and colours this apartment is flexible and can accommodate various furniture configurations.

# THE KITCHEN



The kitchen benefits from light grey modern worksurface and splashback over the modern base and wall units with ample room for free-standing appliances including a large fridge-freezer, washing machine and dishwasher. A modern hob and oven have a stainless steel hood above. This roomy space is ideal for any aspiring chef to prepare a tasty meal for family and friends.



An inner hallway leads to a very well-designed and set-out extension. The very spacious family bathroom is well-appointed and well-equipped. This room benefits from a modern white suite including WC, wash hand basin with a storage cupboard and a generous bath. Further into this extension lies bedroom 4 currently being utilised as a dining room/office space and is large enough to accommodate both functions.

# THE BATHROOM



# BEDROOM 4





The beige carpeted stairway leads to the upper accommodation where we find a well-appointed family shower room and 3 further bedrooms. The shower room has been adapted for special needs but is perfectly serviceable. Two of the bedrooms are generous doubles with ample room for free-standing furniture and a spacious single bedroom completes the accommodation on this level.

## THE SHOWER ROOM



# BEDROOM 1



# BEDROOM 2





# BEDROOM 3



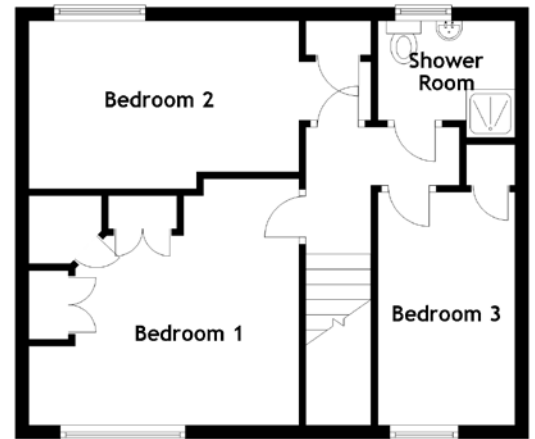
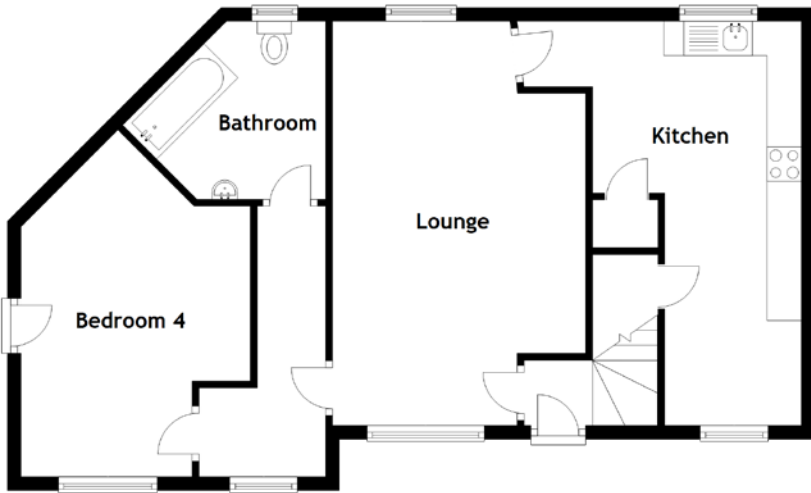
The rear garden is private and enclosed so family friendly and pet secure. There is a tiered decked area with an AstroTurf lawn and uPVC storage shed.

Gas central heating and double glazing keep the home warm and cosy throughout the year. This extended style of this property rarely becomes available so early viewing is recommended.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

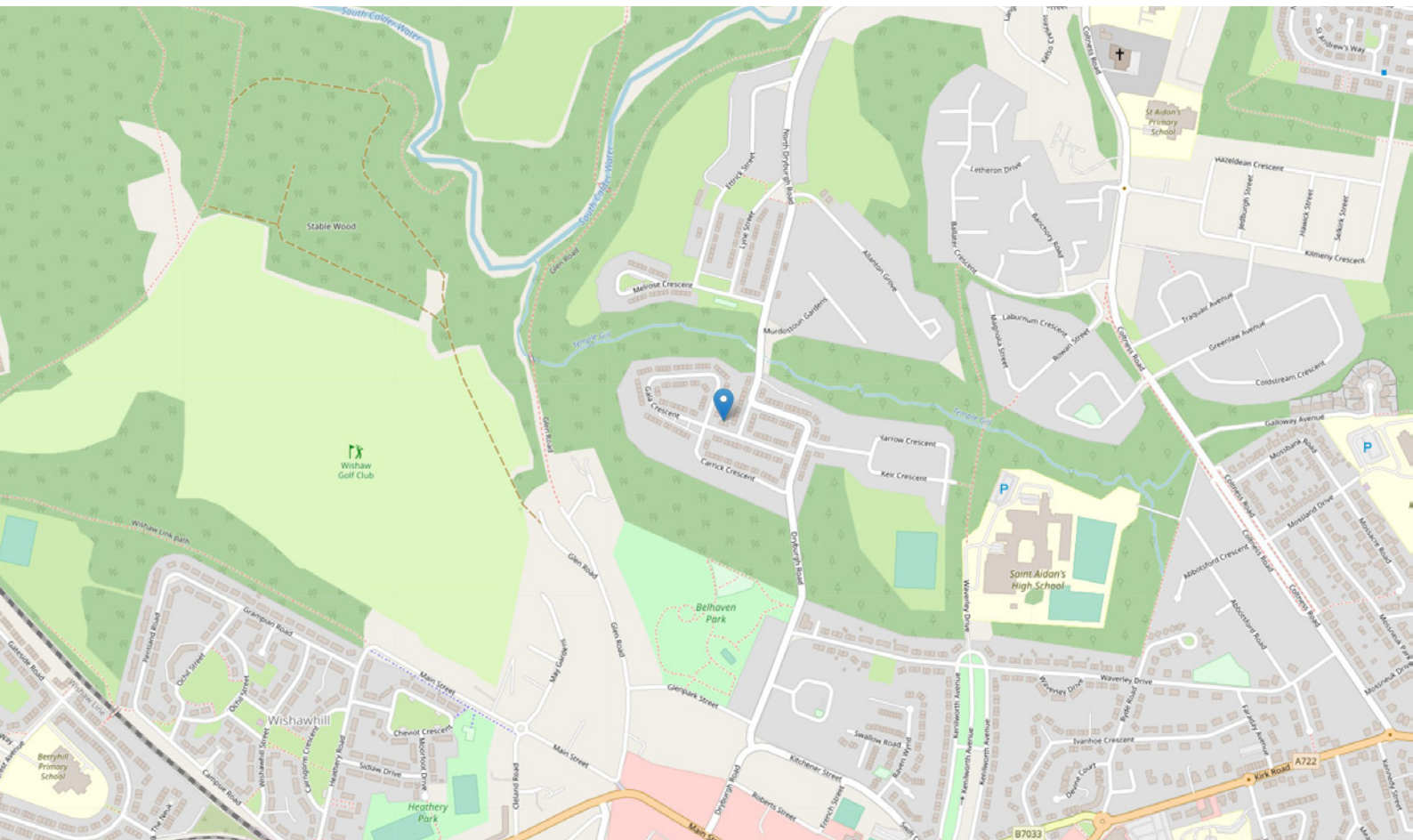
## Ground Floor

Lounge	5.90m (19'4") x 3.70m (12'2")
Kitchen	5.95m (19'6") x 4.15m (13'7")
Bedroom 4	3.65m (12') x 3.35m (11')
Bathroom	3.00m (9'10") x 2.65m (8'8")

## First Floor

Bedroom 1	3.90m (12'10") x 3.35m (11')
Bedroom 2	3.95m (12'11") x 2.45m (8')
Bedroom 3	3.40m (11'2") x 2.00m (6'7")
Shower Room	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 107m<sup>2</sup> | EPC Rating: D | Buyer's Premium Value: £1500.00



# THE LOCATION

The area of Wishaw sits on the outskirts of Glasgow with excellent bus links and Wishaw Train Station 1.9 miles away making travel to the city centre and beyond easy.





The property is well positioned within the Wishaw area; shopping facilities are available in the main street and Stewarton street where there is a wide and varied range of shops, bars, restaurants, banks and building societies further shopping facilities are available at the local Caledonian retail park; ample bus services are available to access other Lanarkshire areas; recreation facilities are found at Wishaw golf course and Wishaw sports and swimming centre; the property also has access to local schooling, Wishaw general hospital. Drivers/Commuters also benefit from good road links to M74 motorway network making commuting to other centres throughout West and Central Scotland relatively easy.



# McEwan Fraser Legal

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