

# 13 Toner Gardens

WISHAW, NORTH LANARKSHIRE, ML2 0RP



SET IN THE EVER-POPULAR LOCATION  
OF OVERTOWN NEAR WISHAW



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We are delighted to offer this immediately impressive three-bedroom detached property to the market. This beautiful home is set in a great location which is ideal for any family, and given the care that has been lavished upon the property, it's clear to see it's presented in great condition.

The accommodation comprises of a bright and airy lounge/diner, which given the shape of the room would suit a range of furniture configurations. It is immediately apparent the design of the home makes great use of the natural available light to create a bright and free-flowing living space to relax in, the dining room area leads out to the rear garden.







The kitchen is finished in a range of units, with an electric oven and hob with space for a free-standing dishwasher and fridge freezer. The utility room has matching units to the kitchen and houses the washing machine and gas boiler.





The downstairs WC completes the ground floor accommodation is a handy addition in any busy family home.







Upstairs the tiled family bathroom is bright and fresh and contains a toilet, sink and bath. There are three spacious bedrooms in this lovely home, all have ample space for free-standing furniture and built-in storage. The master bedroom benefits from an en-suite with a standalone shower enclosure.







**Bedroom 1**











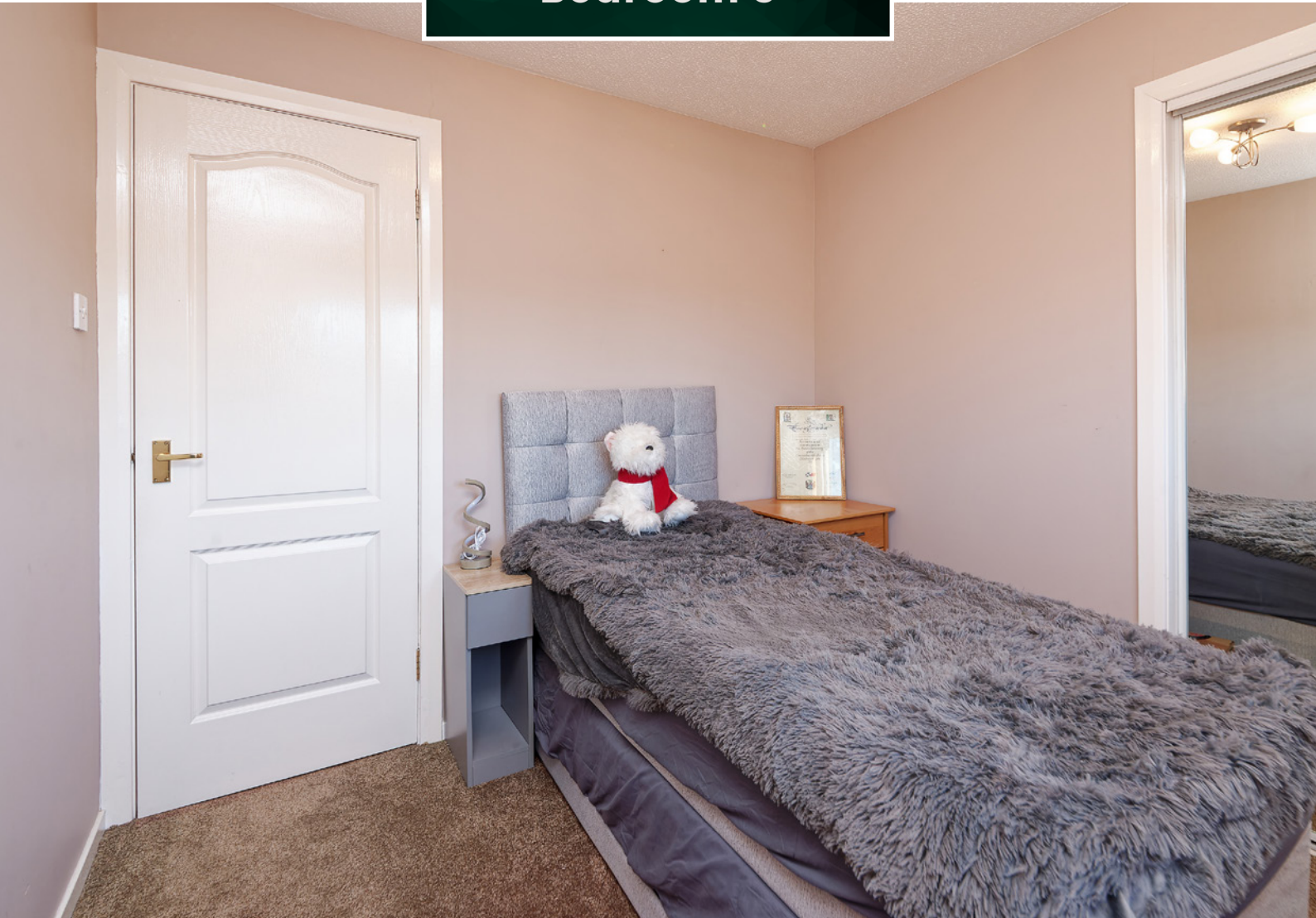
**Bedroom 2**



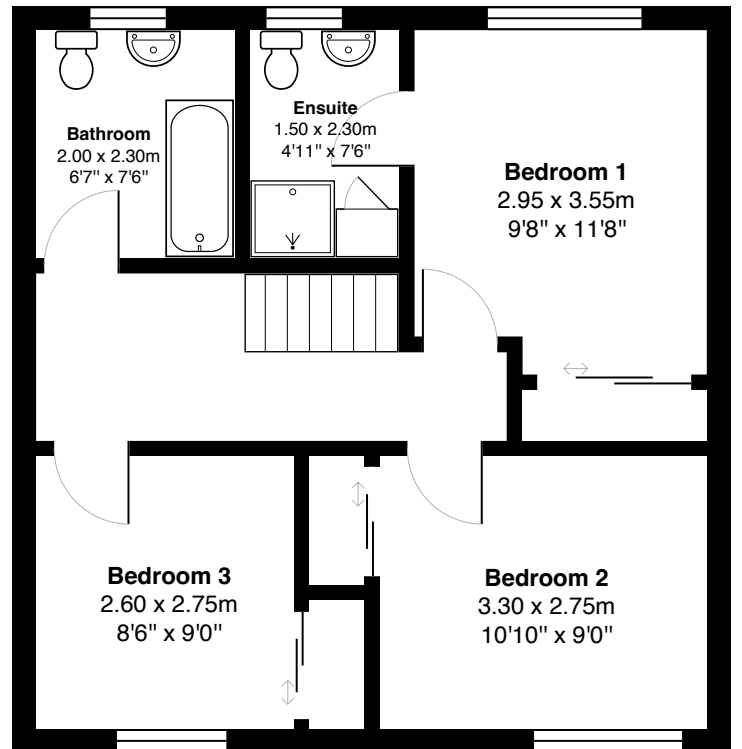
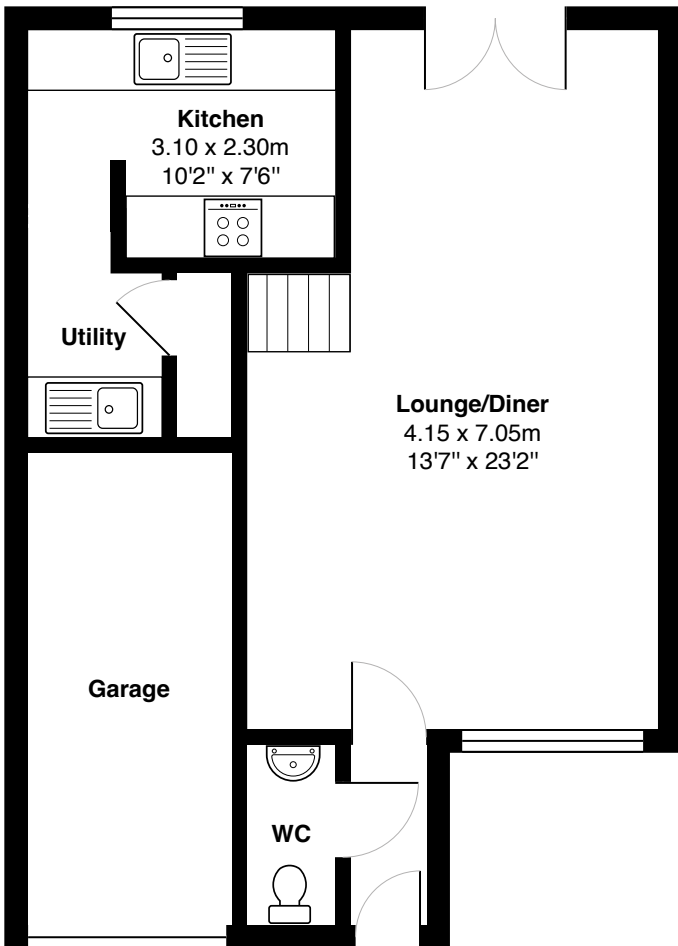




**Bedroom 3**







Gross internal floor area (m<sup>2</sup>): 91m<sup>2</sup>

EPC Rating: C

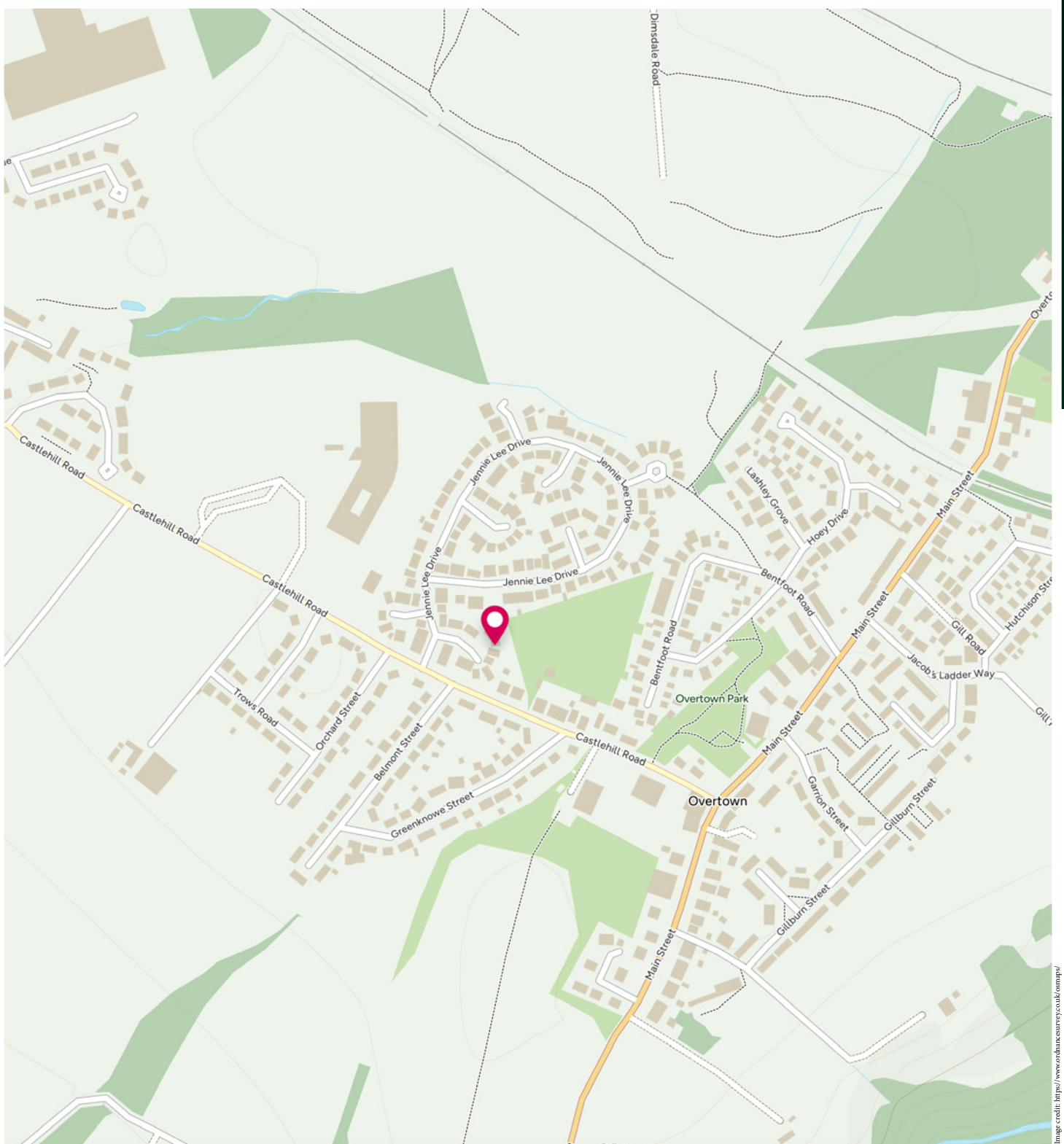


The property is kept warm and comfortable, via double glazing and gas central heating. Parking is provided on the driveway to the front aspect of the property and there's an integral single garage. The sizeable low-maintenance rear garden has an extensive paved area and enjoys plenty of sun, perfect for summer days.

Early viewing is a must for anyone looking for a great family home set in a great location.







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