



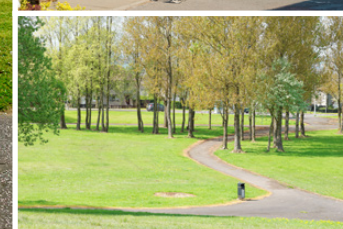
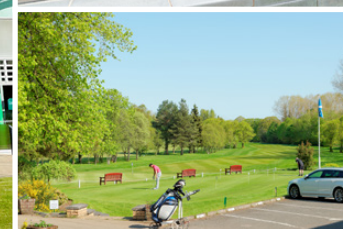

McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

92 Berryhill Crescent

WISHAW, NORTH LANARKSHIRE, ML2 0NF



Wishaw North Lanarkshire

The property is well positioned within the 'Oaklands' development in Wishaw. Amenities are available on 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 affords easy access to Wishaw General Hospital. Wishaw favours commuters to both Edinburgh and Glasgow with excellent transport links and road networks giving easy access to both the M8 and M74. The local train station is within a short stroll.

McEwan Fraser Legal are delighted to offer for sale this three bedroom, semi-detached villa, in a highly desirable and peaceful location, constructed by Barratt Homes (circa 2004). The house is well placed and within a short commute to both Glasgow and Edinburgh. The property offers versatile accommodation over two levels, which is ideally suited for modern living and still offers the possibility to extend to the rear or add a conservatory (STPP), neighbouring properties have carried out similar works. The property requires a moderate level of redecoration and upgrading but has been competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design this home to their own taste and style and add immediate value.

Various images around Wishaw

92 Berryhill Crescent

The internal accommodation consists of a welcoming a reception hallway with access to a handy cloakroom/WC. The immediately impressive lounge has a front facing window, which floods the room with natural light and has a range of furniture configurations. A fully fitted kitchen/diner is sure to become the very 'heart' of the home. The kitchen has a range of base and wall units, with the added benefit of an integrated oven, hob and extractor hood. There is space for a washing machine, tumble dryer and an upright fridge/freezer.

The dining area has space for a table and chairs for more informal dining and social gatherings. French doors open from this space onto the decking in the rear garden, which is the perfect spot to spend a summer's evening entertainment. There is also an under stairs cupboard, providing invaluable storage.

The upper level comprises of three, well

proportioned bedrooms, all of which have floor space for additional free-standing furniture if required. There is also a bright and airy bathroom, with a shower over the bath, which can be found on this level. Access to the loft is gained from the landing.

The specifications of this family home also include double glazing and gas central heating for comfort and convenience.

Externally, there is a fully enclosed rear garden, which has been fully decked and has been designed with entertaining in mind, with the feature pergola offering a great spot to spend a lazy summer's day. There is a summer house with power and light and would make an ideal hobby room. The rear garden is completed by two further sheds. The front garden is virtually maintenance free and has the added bonus of a driveway providing off road parking to both the front and side for two to three vehicles.



Lounge



Kitchen/Diner





Bedroom One



Bedroom Two



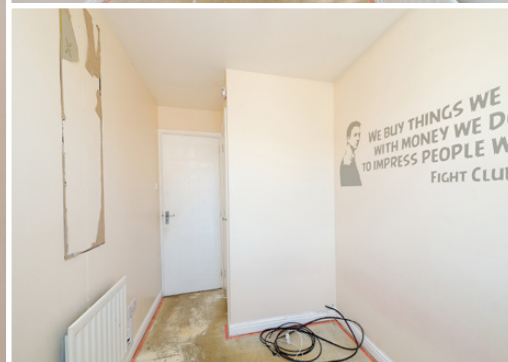
Bedroom Three



WC



Bathroom



Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.50m (14'9")
Kitchen/Diner	4.40m (14'5") x 2.80m (9'2")
Master Bedroom	4.30m (14'1") x 2.50m (8'2")
Bedroom 2	3.50m (11'6") x 2.70m (8'10")
Bedroom 3	2.30m (7'7") x 1.90m (6'3")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	2.20m (7'3") x 0.90m (2'11")

Gross internal floor area (m²)

72m²

EPC Rating

B

DISCLAIMER

This property is being sold in its present condition. No warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other systems within the property.

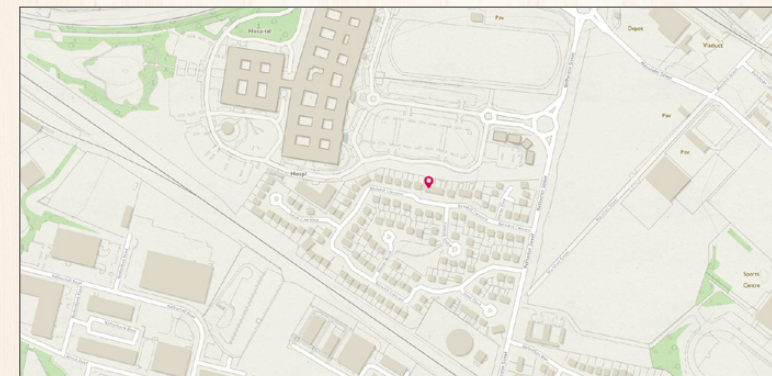
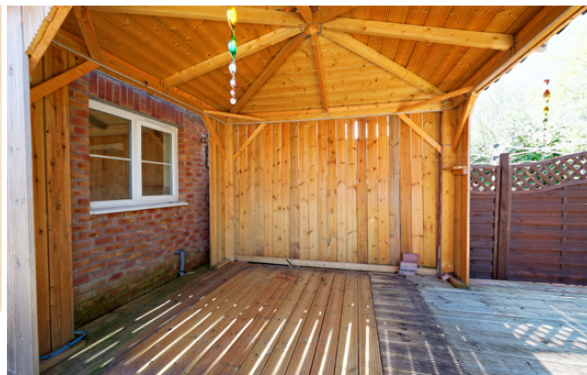


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McEwan Fraser Legal
 Solicitors & Estate Agents

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

**Part
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Text and description
DARREN LEE
 Regional Manager



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer