



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**1 Shaw Crescent**

NETHERTON, WISHAW, NORTH LANARKSHIRE, ML2 0BF



# WISHAW

NORTH LANARKSHIRE, ML2 0BF

The property is located in the sought after town of Wishaw on the edge of the Clyde Valley. Wishaw itself offers a wide range of local amenities including schools, shops, supermarkets, leisure facilities, golf courses and Wishaw General Hospital. The property itself is within striking distance of both Primary Schools and High Schools.

Motherwell and Wishaw town centres are both within easy reach and Wishaw also offers regular train services to nearby Glasgow and Edinburgh. Drivers have easy access to a comprehensive motorway network including the M8, M74 and the M73 which provide quick routes to the central belt and beyond.



# 1 SHAW CRESCENT

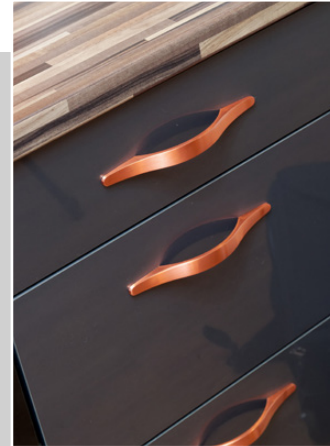
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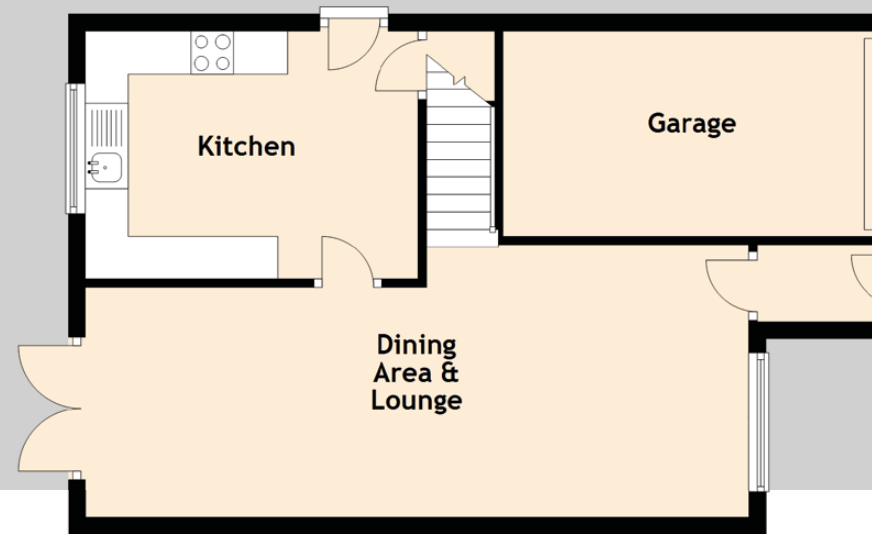
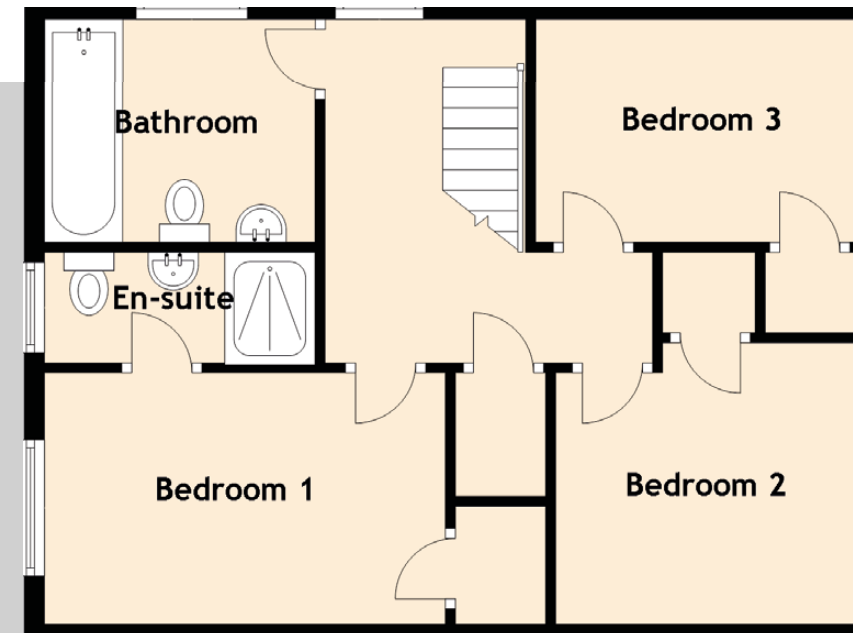
McEwan Fraser is delighted to present this absolutely stunning three bedroom detached villa to the market. Internally, the property is spacious and has been finished to the highest of standards with a stunning kitchen and contemporary bathroom. The property also benefits from a garage, driveway, gas central heating, double glazing and a low maintenance rear garden.

Internal accommodation is focused towards a generous dual aspect through lounge. Naturally bright and well proportioned, there is ample space for a large suite, dining table and a full range of free-standing furniture. The kitchen is just off the lounge and has recently been refitted to an exceptional standard. The kitchen is finished in a grey gloss with copper coloured splashbacks. There is an ample range of base and wall mounted units offering excellent prep and storage space.

Climbing the stairs, there are three ample bedrooms, bathroom and access to a large loft space for additional storage. The generous master bedroom is a very well proportioned room with integrated wardrobe and an attached en-suite shower room. The second double bedroom also includes an integrated wardrobe and the third bedroom is a good-sized single, also with integrated wardrobe. Internal accommodation is completed by the contemporary family bathroom which boasts natural light, a three-piece white suite, shower over bath and natural light.

This is a must-see property and internal viewing is an absolute must.

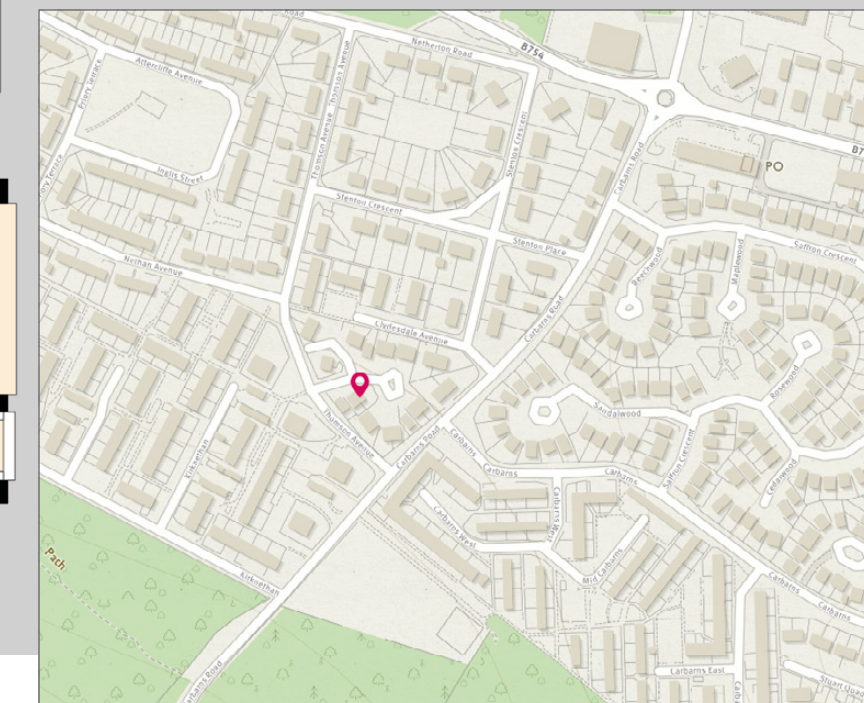




Approximate Dimensions (Taken from the widest point)

Dining Area & Lounge	7.80m (25'7") x 2.70m (8'10")
Kitchen	3.90m (12'10") x 2.90m (9'6")
Bedroom 1	4.00m (13'1") x 2.90m (9'6")
En-suite	2.70m (8'10") x 1.10m (3'7")
Bedroom 2	3.00m (9'10") x 2.40m (7'10")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 82m<sup>2</sup> | EPC Rating: D






  
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**Part  
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