



17 Ettrick Street

WISHAW, NORTH LANARKSHIRE, ML2 7LF

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. 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.

McEwan Fraser Legal would like to introduce to the market this spacious 3 Bedroom Semi-Detached Property. This property has been owned by the current owners for many years and has been loved and maintained beautifully and comes to the market in Walk-In-Condition.

Externally this property is of the highest order. The landscaped grounds are a fantastic extension of this home. Within the rear gardens, there is a spacious

summerhouse which offers a wealth of opportunities. To the rear of this property are fields offering privacy to new owners.

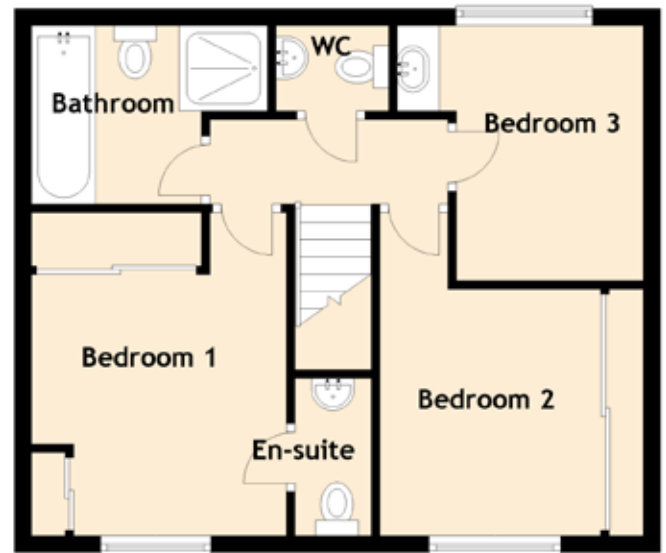
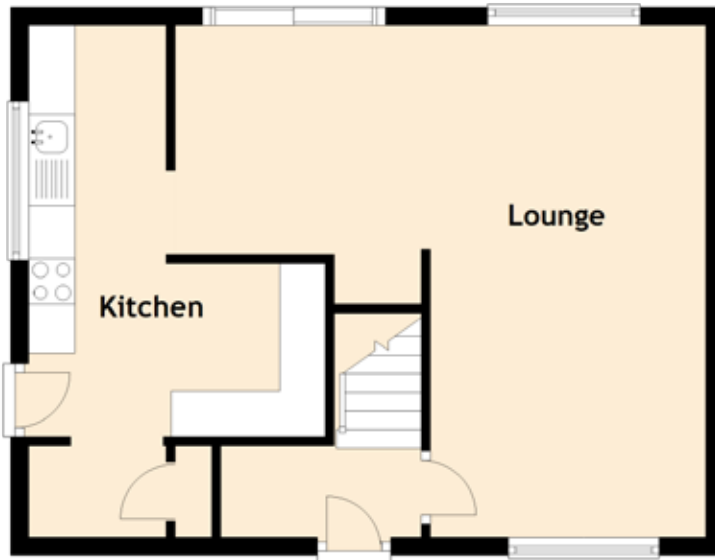
Internally this home has a large kitchen with ample floor and wall units with a pantry, the large 'L-Shaped' lounge boast patio doors out to the rear and offers plenty of space for an array of furniture configurations.

Upstairs there are 3 Double Bedrooms with a range of storage solutions and a spacious floored loft. The family bathroom includes a bath and shower with access to the separate toilet from the hallway. There is also a toilet and sink located in the Master Bedroom for your convenience.


Solicitors & Estate Agents

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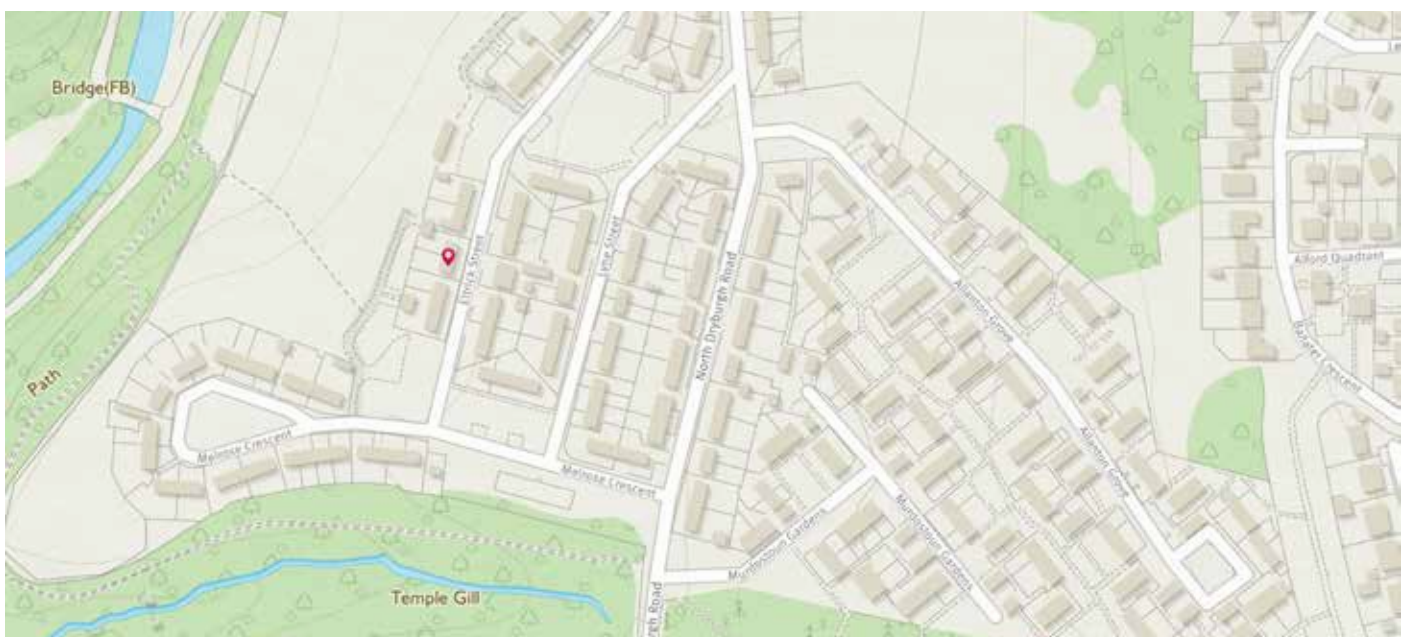


Floor Plan & Dimensions

EXTRAS AND LOCATION MAP

Approximate Dimensions
(Taken from the widest point)

Lounge	5.60m (18'4") x 4.06m (13'4")	Bathroom	2.00m (6'7") x 1.90m (6'3")
Kitchen	4.50m (14'9") x 1.50m (4'11")	WC	1.30m (4'3") x 1.00m (3'4")
Bedroom 1	3.80m (12'6") x 3.00m (9'10")		
En-suite	1.85m (6'1") x 0.90m (2'11")	Gross internal floor area (m ²):	84m ²
Bedroom 2	3.80m (12'6") x 3.10m (10'2")		
Bedroom 3	3.10m (10'2") x 3.00m (9'10")	EPC Rating:	D



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