

# 20 Glendorch Avenue

WISHAW, NORTH LANARKSHIRE, ML2 8TF



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



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We are delighted to introduce to the market, this immediately impressive three-bedroom detached family bungalow. This is a very rarely available property given it's a spacious bungalow and it's offered to the market in immaculate condition throughout. The property offers tremendous flexibility for any family or retiree's to enjoy, and the substantial living accommodation is sure to impress the most demanding of buyers. The property is beautifully nestled in a quiet setting within the family-friendly and popular location of Coltness, Wishaw.





The accommodation consists of a welcoming and generous hallway, giving the viewer a hint that the property has been built to excellent proportions.

The spacious lounge has all the hallmarks of a great room; great proportions, beautiful feature fireplace, lots of natural light flooding in along with space that will cater for furniture in many configurations. The large conservatory is very pleasing and offers tremendous space to relax and enjoy the warmth of the sunshine, a coffee and a good book.

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The bright and spacious kitchen/diner is very appealing, fitted in a good range of white wood units it makes a real 'hub' for the home. It features a cooker along with space for a washing machine and fridge freezer. It's clear to see it has been thoughtfully designed with both style and functionality in mind. The room also allows excellent space for a large dining table, ideal for entertaining friends and family on more formal dining occasions.





There are three spacious bedrooms in this unique home, all lovely and bright, two with fitted wardrobes and all with plenty of room for free-standing furniture. The third bedroom also offers tremendous space for a home office/gym and the large storage space could easily be developed as an en-suite shower room.





**Bedroom 2**



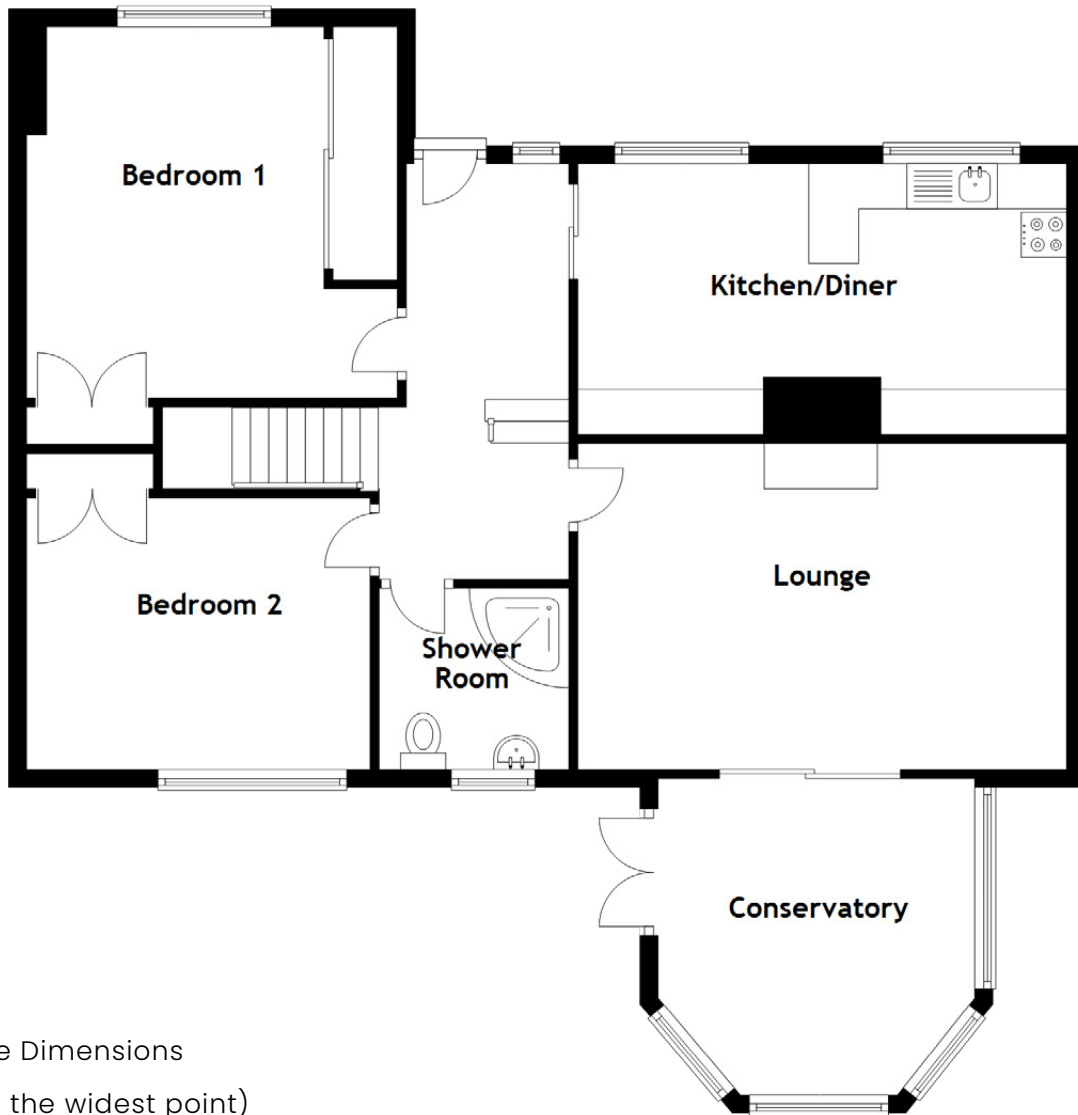
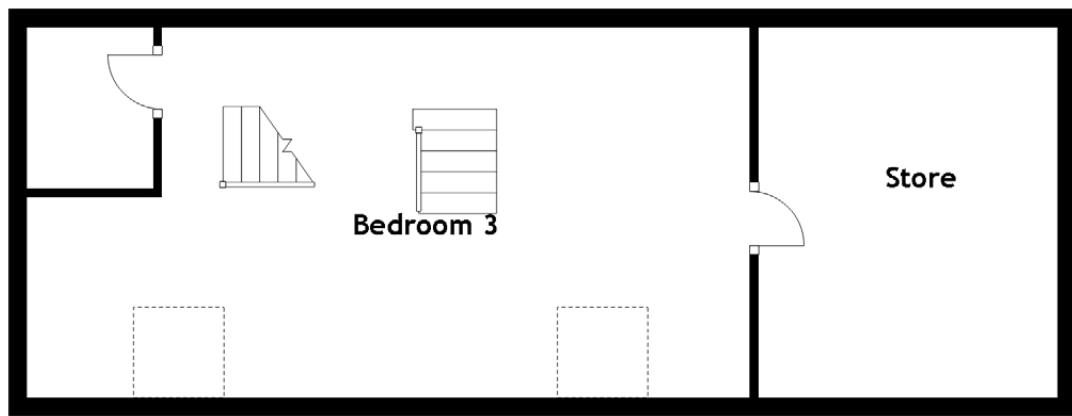




The tiled family shower room is bright and contains a white suite with a quadrant shower cubicle.

The house is always warm and comfortable via double glazing and gas central heating.





Approximate Dimensions  
(Taken from the widest point)

|               |                                |  |                              |
|---------------|--------------------------------|--|------------------------------|
| Lounge        | 5.40m (17'9") x 3.60m (11'10") | Shower Room  | 2.10m (6'11") x 2.00m (6'7") |
| Kitchen/Diner | 5.40m (17'9") x 3.00m (9'10")  | Gross internal floor area (m <sup>2</sup> ): 125m <sup>2</sup> |                              |
| Conservatory  | 3.50m (11'6") x 3.50m (11'6")  | EPC Rating: C  |                              |
| Bedroom 1     | 4.10m (13'5") x 3.29m (10'9")  | Buyer's Premium Value: £2600                                   |                              |
| Bedroom 2     | 3.80m (12'5") x 3.00m (9'10")  |  |                              |
| Bedroom 3     | 7.99m (26'3") x 4.10m (13'5")  |  |                              |

Low maintenance tiered gardens frame the property beautifully and the garage offers great space for anyone who likes to tinker with a hobby. Twin driveways offer excellent off-road parking for many vehicles. The length of time the current owners have enjoyed this lovely home points to its enduring appeal as a secure, comfortable place to call home. It's sure to be popular and we believe early viewing is a must for anyone seeking a great bungalow within a great area.





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The property sits within the Coltness area of Wishaw. There is excellent public transport via bus and rail making travel to the city centre and beyond very easy.

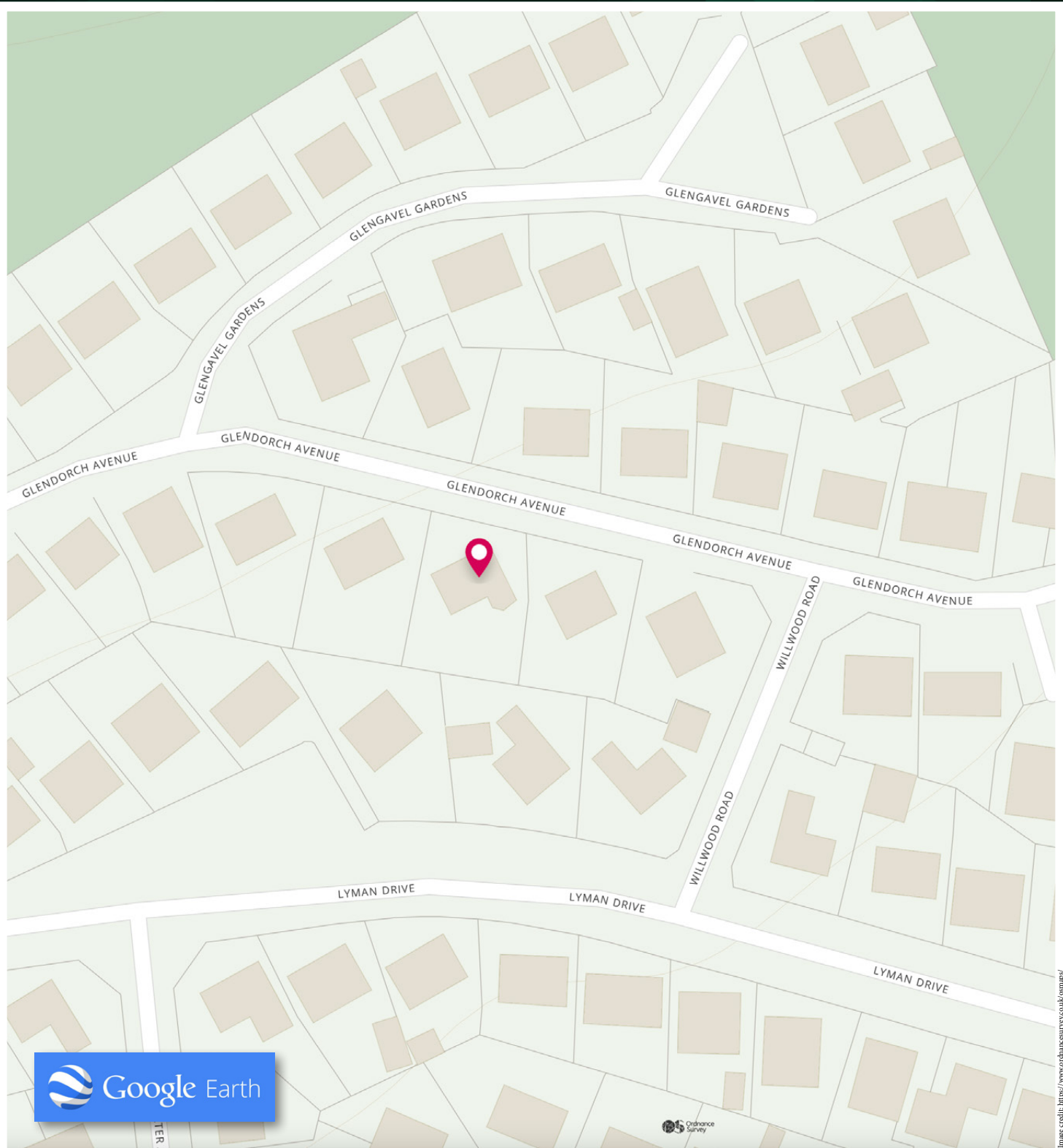
The property is well positioned within the Wishaw area; shopping facilities are available within the main street and Stewarton street where there are a wide and varied range of shops, bars, restaurants, banks and building societies. Further shopping facilities are available at the local Caledonian retail park.

Recreational facilities are abundant including Wishaw Golf course and Wishaw Sports and Swimming Centre. The property also offers easy access to local schooling and for medical support there are doctors' surgeries and Wishaw general hospital.

Commuters have easy access to the main motorway network such as the M74 & M8 making commuting throughout West and Central Scotland quick and easy.

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## The Location



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