



## 49 Coltness Road

Coltness, Wishaw, ML2 7DF

### Offers over £195,000

#### PRICE CHANGE!

Rarely available, an outstanding opportunity to purchase this lovely detached villa situated within a highly sought after residential location, off the main Coltness Road within Wishaw.

The accommodation is formed over two levels and comprises on the ground level, reception hallway, large bright formal lounge with dual aspects, dining room, fitted kitchen, conservatory offering access to the secluded rear garden, double bedroom and cloakroom/wc. On the upper level are two further double bedrooms and family bathroom.

The property benefits from double glazing, gas central heating, landscaped mature gardens to front, side and south facing rear with driveway providing ample parking and leading to the large garage with roller door.

#### EPC D

Coltness Road is situated minutes from Wishaw Town Centre where all day-to-day requirements can be catered for including all shopping, schooling and transport links. For the commuter the nearby M74 & M8 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.

- Detached Villa
- Spacious and well maintained throughout
- Three Bedrooms
- Dining Room
- Conservatory
- Garage
- Driveway
- Gardens to front side and rear

#### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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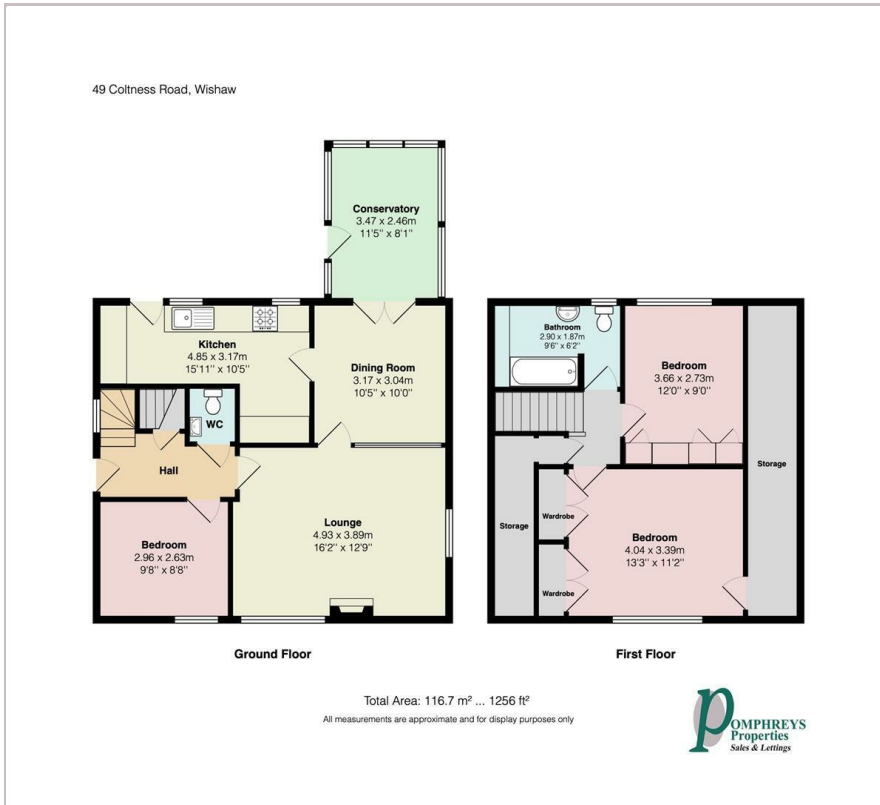
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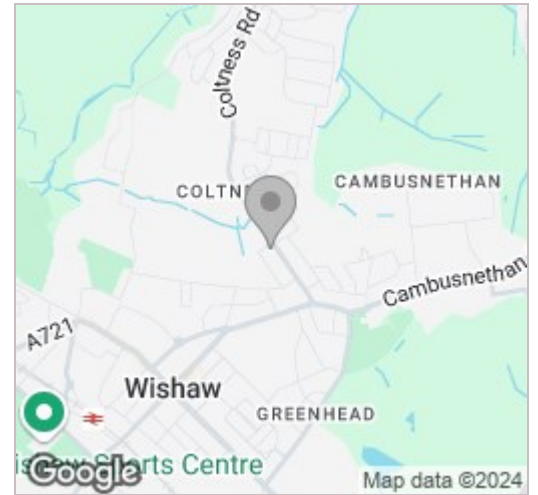
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## Floor Plan



## Area Map



## Energy Efficiency Graph



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