

# Fred.

ESTATE AGENTS



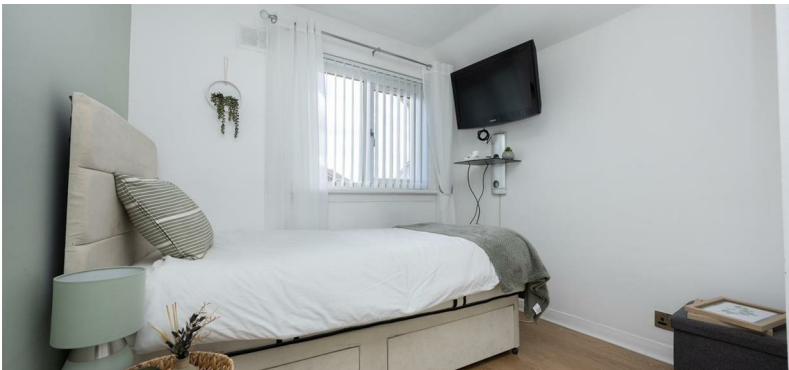
**11 Baird Place**

Wishaw

**Offers over £240,000**







Located within a quiet cul-de-sac setting in the Cambusnethan area of Wishaw and providing well appointed accommodation over two levels, lies this beautiful three bedroom extended detached property.

Split over two levels with the ground floor comprising of a welcoming entrance hallway, a bright and airy spacious lounge/dining area with hardwood flooring and dual aspect windows allowing for plenty of natural light, a stunning kitchen forming part of the extension with modern floor and wall mounted units, breakfast bar, integrated appliances and French doors. Completing the ground floor is a convenient WC and utility room with ample storage and space for appliances with separate door access to rear garden area.

On the upper floor the landing gives access to three good size bedrooms with a mix of laminate/carpeted floor coverings and two benefiting from fitted mirrored wardrobes. There is also a fully tiled family bathroom consisting of WC, wash hand basin and bath with overhead mixer shower.

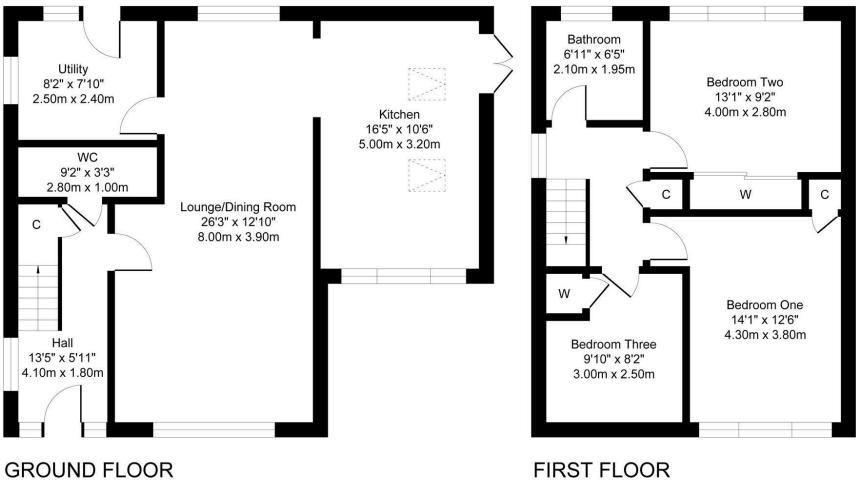
This impressive property occupies a generously sized plot and provides beautiful well maintained gardens to the front, side and rear hosting a mix of paving and lawn with a fixed pergola in the enclosed side area. The property also benefits from gas central heating, double glazed windows and large driveway with a single car garage.

The property is located close to central Wishaw which offers a wide range of shopping facilities, sports facilities, pubs, restaurants, bistros, and schooling. There are also excellent bus and train services linking the surrounding towns and cities and for the commuter there is easy access to the M74/M8 motorway networks.

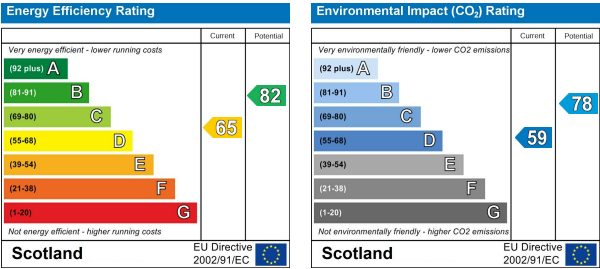
## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Graph



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