

# Fred.

ESTATE AGENTS



**36 Carrick Crescent**

Wishaw

**Offers over £117,500**



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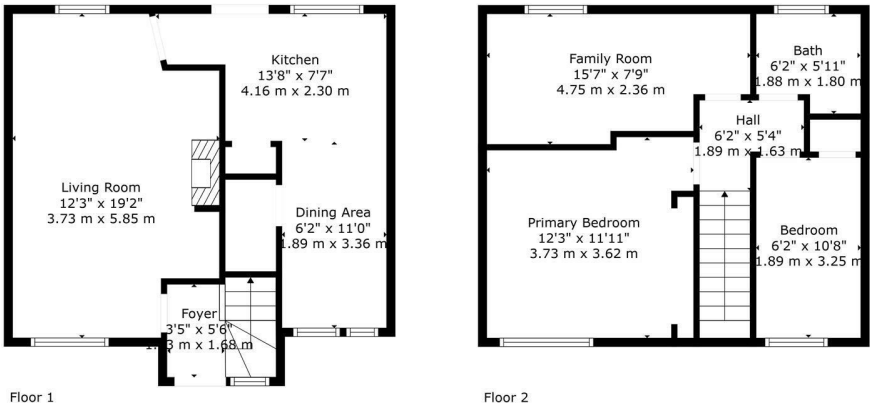




Occupying a corner position within the town of Wishaw and providing spacious accommodation over two levels, lies this seldom available three bedroom semi-detached property.

The ground floor of the property comprises of a welcoming entrance hall, a bright and airy lounge with views to the front and rear gardens, and a generously sized dining kitchen with floor and wall mounted units. On the upper floor you will find three good sized bedrooms, of which the largest has floor to ceiling fitted wardrobes. Completing this floor is a large family bathroom in the form of a wet room comprising of a WC, wash hand basin, electric shower and finished in wet wall panelling. The property is further enhanced with gas central heating, double glazed windows, driveway and rear enclosed garden.

Wishaw is perfectly located for the commuter with access to the M8/M74 just minutes away. Wishaw provides bus and rail links to the surrounding area, as well as Glasgow and Edinburgh. Wishaw also offers a great selection of restaurants, bars, retail parks and sporting facilities.



TOTAL: 844 sq. ft. 79 m2  
FLOOR 1: 419 sq. ft. 39 m2; FLOOR 2: 425 sq. ft. 40 m2  
EXCLUDED AREAS: UNDEFINED: 16 sq. ft. 2 m2

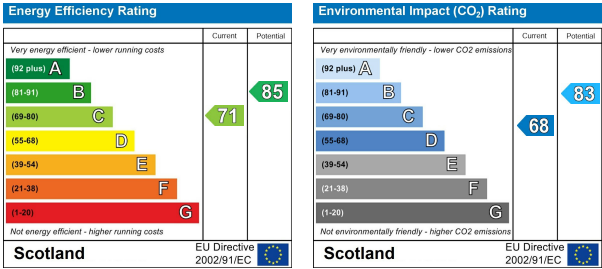


## Viewing

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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