

Fred.

ESTATE AGENTS



35 Shand Street

Wishaw

Offers over £245,000







Welcome to this impressive and beautifully presented three-bedroom property, offering generous and flexible living space throughout. Perfectly located in the heart of Wishaw, North Lanarkshire, this home is ideal for families seeking comfort, style, and convenience.

On the ground floor, you're greeted by a bright and welcoming reception lounge, perfect for relaxing or entertaining. The large modern fitted kitchen, complete with a breakfast nook, is both functional and stylish — a true hub of the home. A separate dining room provides the ideal setting for family meals and formal gatherings and could be utilised as a fourth bedroom, while the standout sunroom offers an additional living area, filled with natural light and featuring French doors that open directly to the rear garden. A convenient downstairs WC completes the ground level.

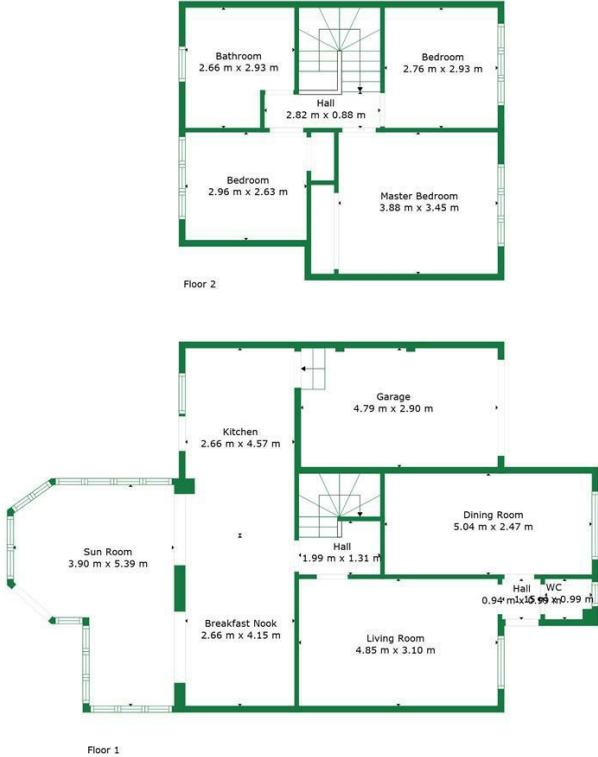
Upstairs, the property boasts three generously sized bedrooms, offering ample space for family life or home working. The fully tiled family bathroom is a luxurious space, featuring a standalone bath and enclosed shower.

Externally, the property continues to impress with a private, well-maintained rear garden comprising a grassed area, patio, and decking area — perfect for outdoor living and entertaining. Additional features include an attached garage, a driveway providing off-street parking, and excellent storage throughout.

Wishaw offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.

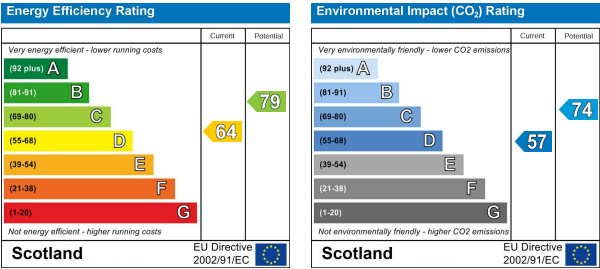
Viewing

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.



TOTAL: 124 m2
FLOOR 1: 77 m2, FLOOR 2: 47 m2
EXCLUDED AREAS: GARAGE: 14 m2

Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk