



AB Properties



445 Main Street  
, Wishaw, ML2 7PJ

Offers over £275,000











Deceptively spacious detached villa situated in the town centre of Wishaw.

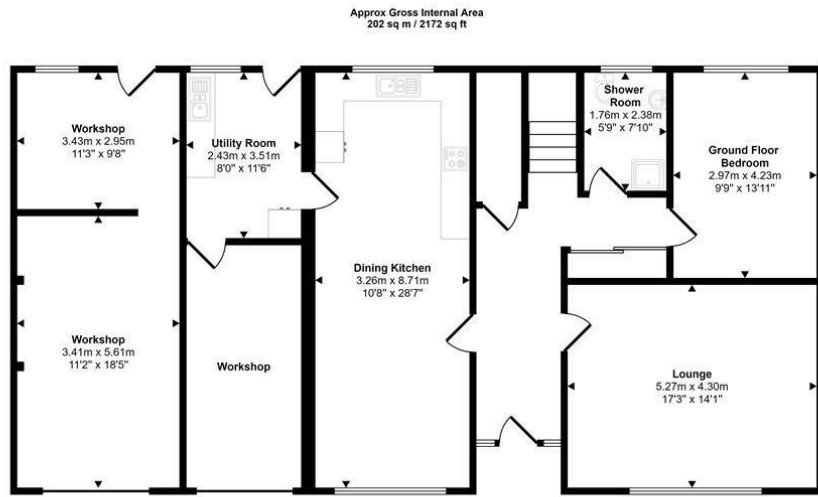
The property offers flexible family living over two levels with the ground floor comprising of; a welcoming entrance hallway with ample storage, a generous kitchen which is open plan to an inviting lounge and dining area, a generous utility room which gives access to the garage, a spacious lounge with log burning stove and beautiful bay window, a double bedroom and a fully tiled shower room. The second floor comprises of a further two double bedrooms with eaves storage and fitted wardrobes, and a family bathroom.

Additionally, the property benefits from gas central heating and double glazing throughout.

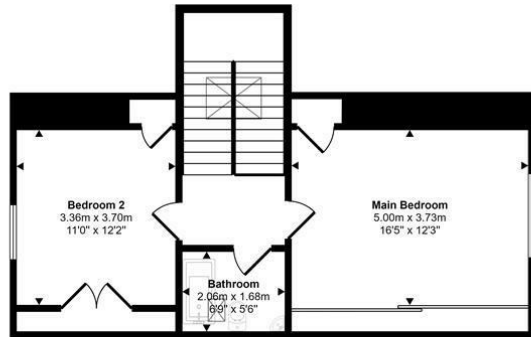
Externally, there is a sizeable lawn and paved driveway to the front of the property. The private rear gardens have been landscaped with a fabulous children's play area complete with a raised deck and playhouse. There is a single integrated garage and a further adjoining workshop.

There is a mainline train station within easy reach of the property and both the M8 and M74 road networks are nearby. Shopping, schools, healthcare and recreational facilities are all within walking distance of the property.





Ground Floor  
Approx 145 sq m / 1558 sq ft

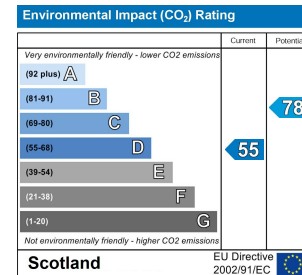
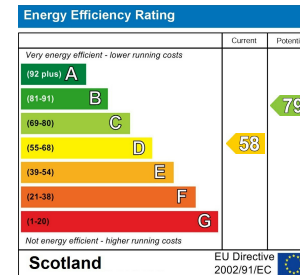


First Floor  
Approx 87 sq m / 615 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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