



AB Properties

95 Dryburgh Road  
, Wishaw, ML2 7JH

Offers over £389,995



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95 Dryburgh Road, Wishaw is an imposing five-bedroom detached luxury villa nestled within mature garden grounds on the outskirts of Wishaw. This traditional sandstone home has been sympathetically upgraded to create a modern finish whilst retaining many of the original period features.

The generous and flexible accommodation is arranged over two levels with the ground floor comprising of a welcoming entrance vestibule and open hallway, a formal lounge, an office or fifth bedroom, and a second sitting room with a beautiful bay window, leading to a lovely sunroom. Further accommodation includes a large kitchen with space for appliances, a convenient wc, a dining room, and a downstairs double bedroom with ensuite shower room.

A beautiful sweeping staircase gives access to a spacious upper landing, a luxury four-piece family bathroom with jacuzzi bath, and a further three double bedrooms; the master bedroom includes an ensuite shower room.

As expected with a property of this calibre specification includes gas central heating and double glazing.

The villa sits on substantial grounds which have been beautifully landscaped to include a generous front lawn and a sweeping chipped driveway leading to a monoblocked patio and courtyard. There is also a large outhouse which is currently being utilised as an office space. The property is bordered with mature trees providing extra privacy.

The property is located within the Coltness area of Wishaw, close to a wide range of shops, supermarkets, healthcare and recreational facilities. There are several primary and secondary schools within easy walking distance of the making this area popular with families. For commuters there are mainline train stations at Wishaw and Cleland and both the M8 and M74 motorway networks are just a short drive away.





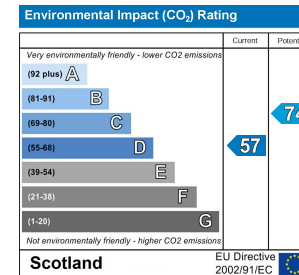
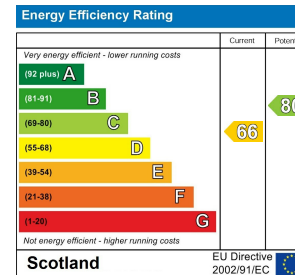
**TOTAL: 264 m<sup>2</sup>**  
 FLOOR 1: 176 m<sup>2</sup>, FLOOR 2: 88 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 2 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 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.



## Energy Efficiency Graph



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