



AB Properties



120 Branchalfield Drive
Cambusnethan, Wishaw, ML2 8QD

Offers over £117,500







Deceptively spacious two-bedroom semi-detached villa situated within the popular Cambusnethan area of Wishaw.

The property boasts well-proportioned accommodation arranged over two levels with the ground floor comprising of a welcoming entrance hallway with large utility/storage cupboard, a bright and spacious lounge and an attractive dining kitchen with ample space for appliances. A family bathroom with wet floor shower area, vanity sink unit and WC complete this level.

Upstairs offers a landing with storage cupboard and two double bedrooms, one of which benefits from fitted wardrobes.

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

Externally there is a lawned garden to the front of the property and a low-maintenance paved garden to the rear. Parking can be found to the street directly behind the property and a garage is available for further secure parking or storage.

Cambusnethan lies between the towns of Wishaw and Newmains and is well placed for schools, with a choice of primary and secondary schools nearby. The neighbouring towns provide a range of shopping, healthcare and recreational facilities, and for commuters there is an express bus service to Glasgow and a mainline train station in Wishaw. The M74 and M8 motorway networks are also easily accessible.



Lounge
3.20m x 4.75m
10'6" x 15'7"

Kitchen/Diner
6.93m x 2.04m
22'9" x 6'8"

Hallway

Cupboard
1.68m x 2.26m
5'6" x 7'5"

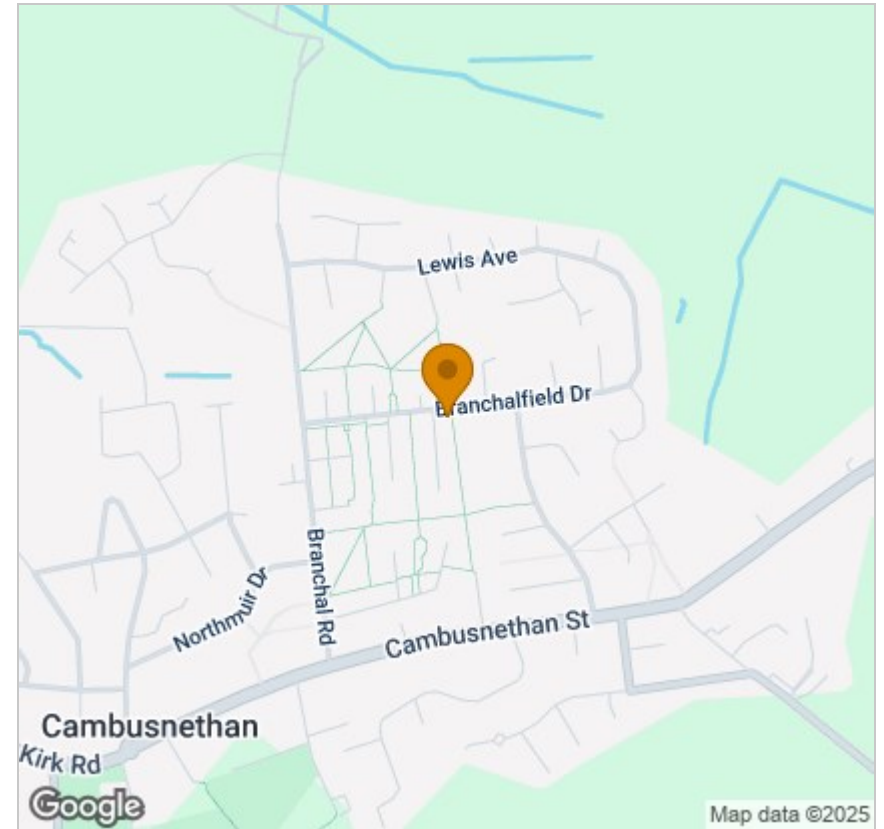
Shower Room
1.63m x 2.19m
5'4" x 7'2"

Main Bedroom
3.21m x 4.07m
10'6" x 13'4"

Bedroom 2
2.60m x 4.86m
8'6" x 15'11"

Denotes head height below 1.5m

First Floor
Approx 34 sq m / 364 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
		62	86
Not energy efficient - higher running costs			
Scotland EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
		56	84
Not environmentally friendly - higher CO ₂ emissions			
Scotland EU Directive 2002/91/EC			

Please contact our AB Properties Office on 01555 660077
if you wish to arrange a viewing appointment for this property or require further information.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk