



AB Properties

20 Grampian Road  
Wishawhill, Wishaw, ML2 7PU

Offers over £69,995











This spacious two-bedroom upper cottage flat offers generous accommodation throughout and excellent potential to create a beautiful home with some modernisation and personal touches.

A private entrance stairwell leads to a bright and roomy upper landing with useful storage. The layout includes two large double bedrooms, both featuring built-in storage, and a particularly impressive lounge which provides ample space for both relaxing and dining. The lounge leads through to a good-sized kitchen offering plenty of workspace and potential for reconfiguration or upgrading to suit modern tastes. The accommodation is completed by a stylish shower room with a contemporary vanity sink unit and a walk-in shower enclosure.

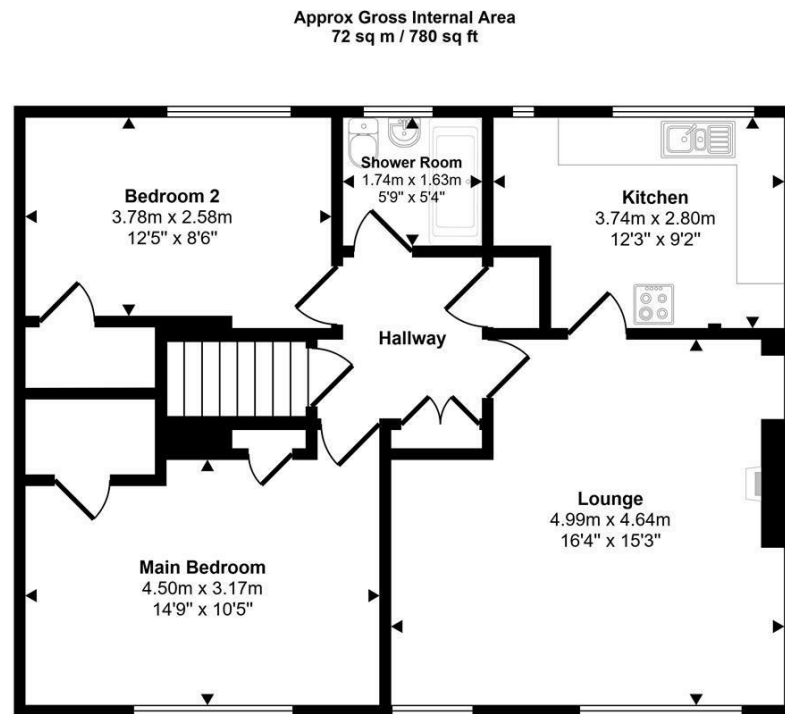
While the property would benefit from a degree of upgrading, it presents an exciting opportunity for buyers to tailor the home to their own style and preferences - ideal for first-time buyers, investors, or those looking for a project in a popular residential location.

Externally, there are generous private gardens to the side and rear which enjoy a good degree of privacy and a lovely woodland outlook. On-street parking is available to the front.

The property is located in the Wishawhill area of Wishaw, and is only a short walk from Wishaw Town Centre, which provides a range of local amenities including shops, bars, restaurants, healthcare facilities, a sports centre, and a mainline train station offering direct routes to Glasgow and beyond. Wishaw General Hospital is just a few minutes away, and for commuters, the M74 and M8 motorway networks are easily accessible, ensuring excellent connectivity across Central Scotland.

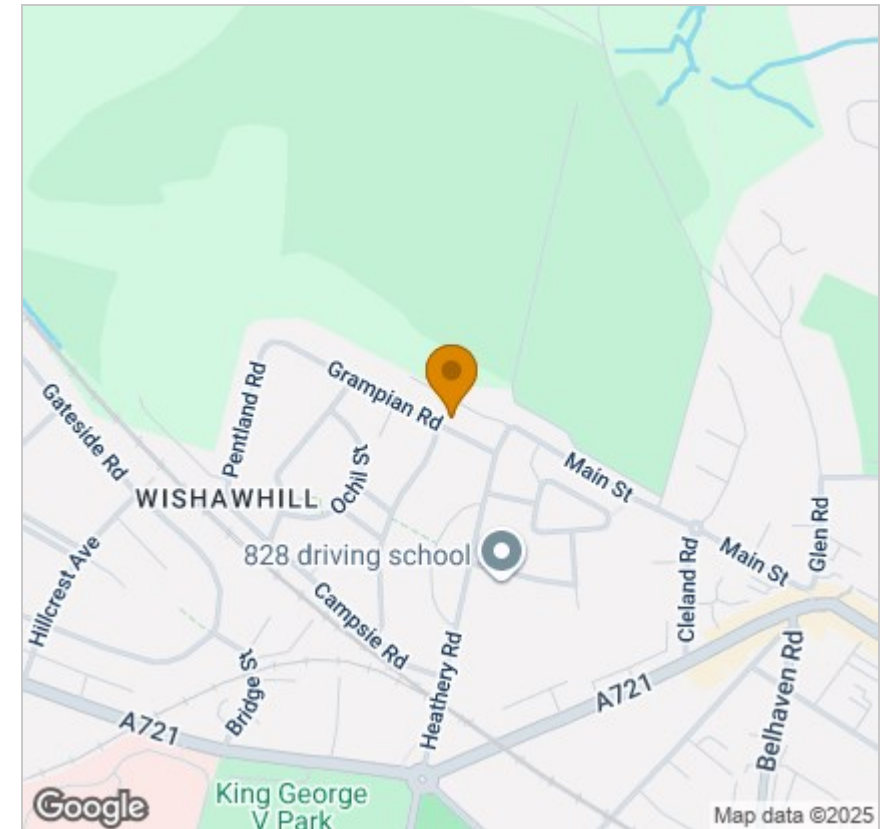




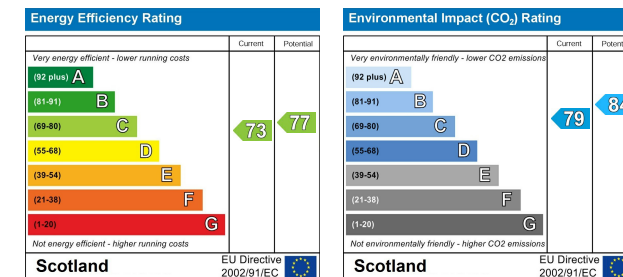


First Floor

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.

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