



RESIDENCE

79 McMahon Drive, Newmains, ML2 9BS

www.residenceestateagents.co.uk



Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



RESIDENCE





3 Bedrooms | 2 Public Rooms | 3 Bathrooms

Enjoying an excellent position at the end of a residential cul-de-sac this impeccably well finished 3 bedrooomed semi-detached villa is a perfect starter, family home.

The home has been finished to a high standard throughout and features landscaped gardens to the rear with hot tub that can be purchased by separate negotiation.

The accommodation comprises of an entrance vestibule, spacious lounge, cloaks/wc with 2-piece suite, modern fitted dining size kitchen that has a range of base and wall mounted units with worktop surfaces and breakfasting bar, an attractive glass roof conservatory with aspects and double-glazed doors to the rear gardens. On the upper floor there are 3 bedrooms with a master, modern fitted en-suite shower room whilst there is a separate contemporary fitted family shower room.

Features of the property include gas central heating, double glazing, monobloc driveway and garage.

Further features include attractive and enclosed gardens to the rear with artificial lawn, composite sun deck and fencing.

The floor plan shall provide you with a detailed layout of this well-laid-out and comfortable home; however, we recommend viewing to appreciate the quality of finishing's and the convenient setting that's on offer.

Newmains is within close proximity to the town of Wishaw whilst offering local amenities such as shops and schools. The property is also well-placed for access to larger towns such as Motherwell, Hamilton, and Airdrie. The area is well-served by public transport and there is easy access to the main motorway networks including the M8 which connects the area to Glasgow and Edinburgh, and the M74 and M80.



979.00 sq ft | EER = C

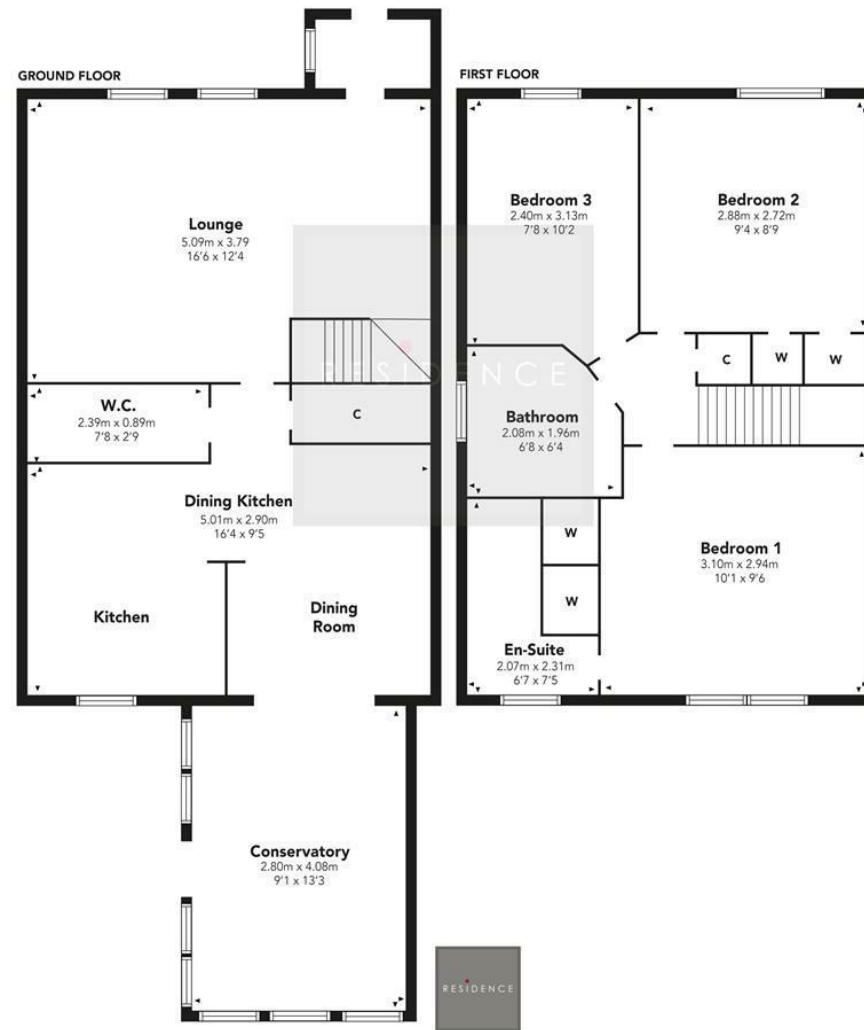


RESIDENCE





McMahon Drive



Floor Plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.