



AB Properties



11 Waverley Drive
, Wishaw, ML2 7JN

Offers over £149,995



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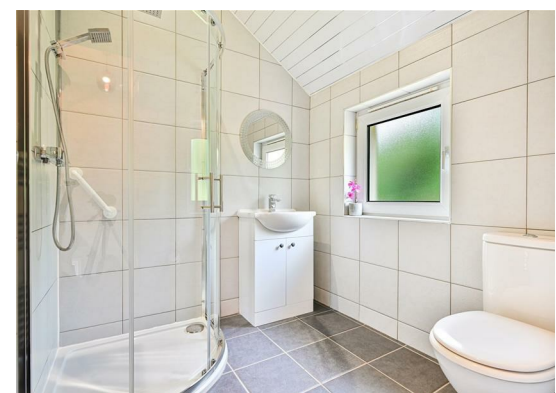
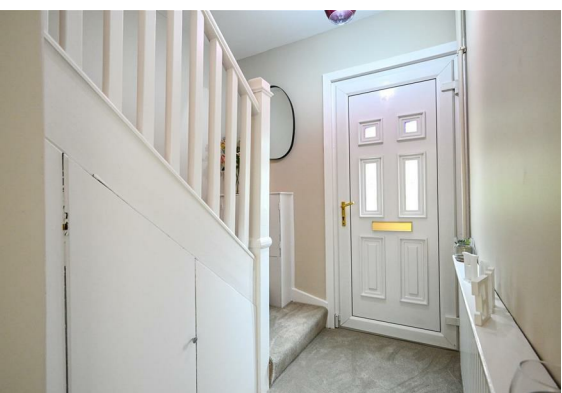
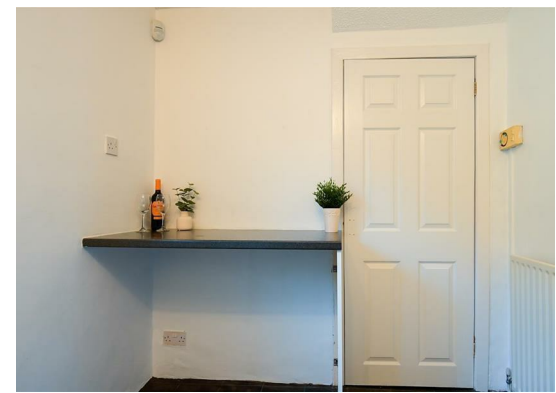


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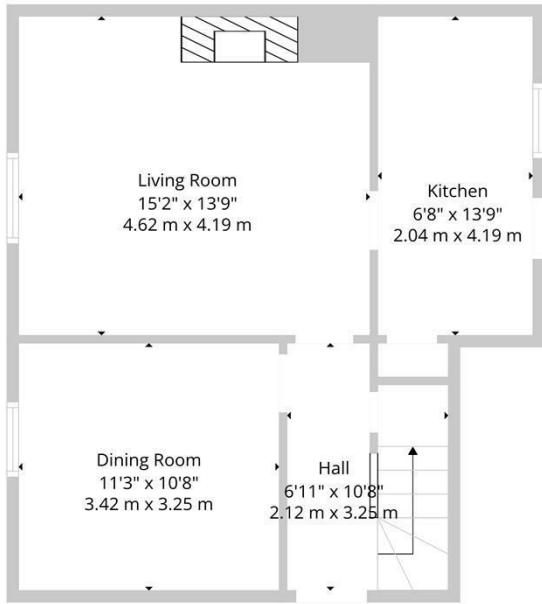
Located within a popular and established residential area of Wishaw, this spacious semi-detached property offers flexible family accommodation extending to approximately 1,016 sq. ft. (94 sq. m.) and occupies a generous plot with beautifully maintained gardens. The property is ideally suited to a range of buyers, including first-time purchasers, young families and those seeking adaptable living space.

The accommodation comprises a welcoming entrance hallway, a bright and generously proportioned lounge, a fitted kitchen, and a versatile dining room which could easily be utilised as a third bedroom, home office or additional sitting room depending on individual requirements. The upper floor provides two exceptionally spacious double bedrooms and a family bathroom. The property further benefits from gas central heating and double glazing throughout.

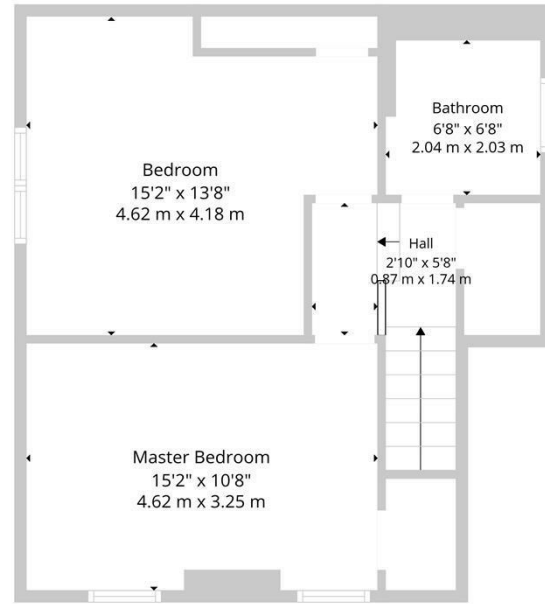
Externally, the home enjoys a sizeable driveway providing off-street parking, attractive front gardens and an outstanding rear garden which is a particular feature of the property. The mature and private rear grounds include a large lawn, patio seating area, colourful planted borders, greenhouse and timber garden shed, all set against a delightful woodland backdrop which creates a peaceful setting rarely found in similar properties.

Wishaw offers an excellent range of local amenities including shops, supermarkets, cafes, leisure facilities and well-regarded schooling. The property is conveniently positioned for commuters, with easy access to the M8 and M74 motorway networks.





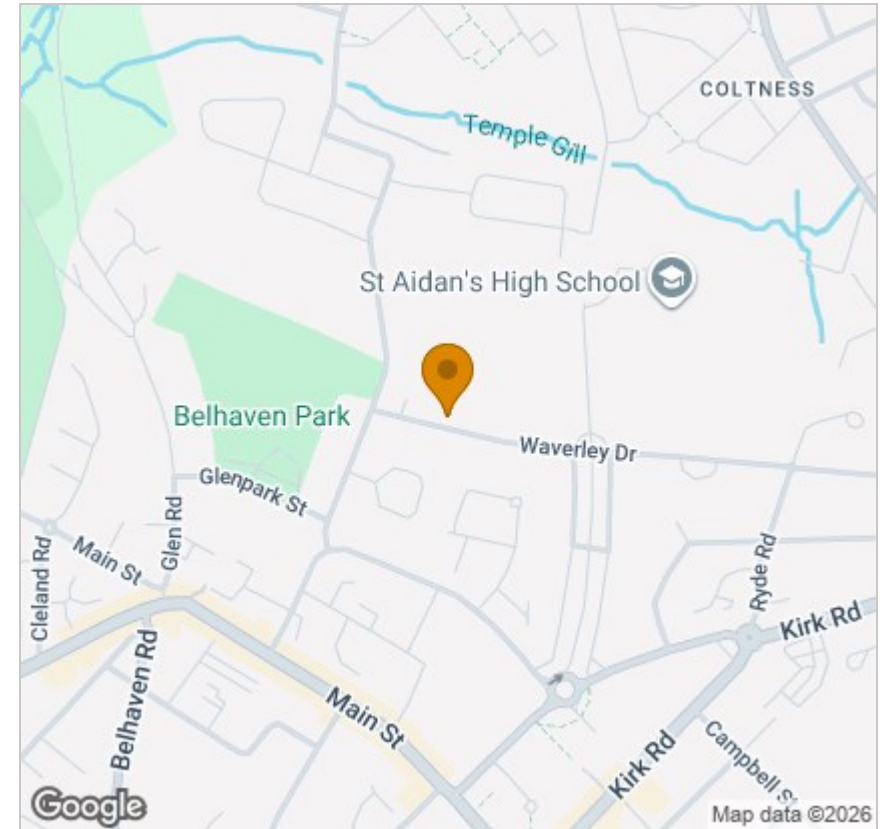
Ground Floor



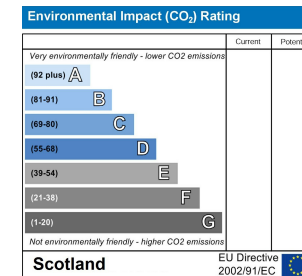
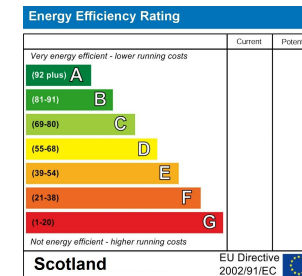
1st Floor

TOTAL: 1016 sq. ft, 94 m2
 Ground floor: 508 sq. ft, 47 m2, 1st floor: 508 sq. ft, 47 m2
 EXCLUDED AREAS: WALLS: 96 sq. ft, 10 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



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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