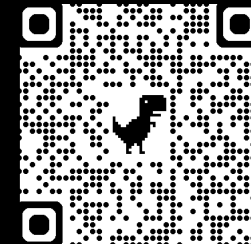


FOR SALE

OFFERS OVER
£135,000



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Wishaw

North Dryburgh Road
ML2 7LA

Council Band A

2 BEDROOM END OF TERRACE

End Terraced Property | Walk in Condition | Two Double Bedrooms | Family Bathroom |
Gardens to Front, Side & Rear | Driveway and Garage | Gas Central Heating | Double Glazing |

EPC - C



Arrange a viewing: 01555 661435
www.morisonandsmith.com





65 North Dryburgh Road, Wishaw ML2 7LA

Well-presented end-terrace property in the Coltness area of Wishaw, offering excellent family accommodation over two levels. The property is in walk-in condition and benefits from two double bedrooms, breakfasting kitchen, enclosed gardens, driveway parking for multiple vehicles and a single garage. EPC - C.

The property is entered from a monoblock driveway providing parking for multiple vehicles, with double wrought iron gates giving vehicular access. Fully enclosed gardens extend to the front, side and rear, providing a variety of low-maintenance outdoor areas.

Entrance is entered via a UPVC double-glazed door with glazed panel, together with an adjacent obscured glazed window providing natural light. The entrance hallway has wood-effect laminate flooring, useful under-stair storage, staircase to the upper floor and a wooden panelled door leading into the living room.

The dual-aspect living room is neutrally decorated and features matching wood-effect laminate flooring and front and rear-facing windows, providing excellent natural light. A partially glazed door leads through to the breakfasting kitchen.

The kitchen has a tiled floor and is fitted with a good selection of light oak-effect base and wall units with contrasting work surfaces. A stainless-steel sink and drainer are positioned beneath the rear-facing window. Integrated appliances include a four-ring gas hob with electric oven below and extractor above. There is ample space for a breakfast table and chairs. A rear-facing door provides direct access to the garden, with further space available for utilities.

The carpeted staircase leads to the upper landing, which is finished in matching carpet and benefits from a side-facing window. The landing provides access to both double bedrooms and the bathroom.

The larger of the two bedrooms is front-facing and features a built-in double sliding mirrored wardrobe. A cupboard within the room houses the gas central heating boiler. The second bedroom is another well-proportioned double room with a rear-facing aspect overlooking the garden and has a carpeted floor.

The bathroom is finished with a slate-effect tiled floor and limestone-effect wall tiling extending to ceiling height. It comprises a white suite including bath, WC and wash hand basin with vanity unit below. An electric shower is fitted over the bath with a shower screen, while a rear-facing obscured glazed window provides natural light.

The property benefits from gas central heating, double glazing and neutral décor throughout and is presented in walk-in condition.

Externally, the front garden is predominantly monoblocked to provide extensive driveway and parking space. The enclosed rear garden is arranged in sections, including a slabbed area with fenced borders and a further artificial grass area with planted borders. A single sectional concrete garage with felt roof completes the external accommodation.

Dimensions (all at longest points)

Living Room: 3.26m x 5.53m

Kitchen: 2.35m x 3.50m

Bedroom One: 4.70m x 2.65m

Bedroom Two: 3.78m x 2.84m

Bathroom: 1.78 x 1.69m

Hall: 1.83m x 2.86m

Coltness is a popular residential area of Wishaw, offering local amenities and convenient transport links. The area is well suited to families, first-time buyers and commuters alike, with local shops, schools and everyday amenities close at hand. There are also a number of parks and green spaces nearby, providing opportunities for outdoor recreation and leisure. It also benefits from convenient access to Wishaw town centre.





 **Morison & Smith**
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SOLICITORS - NOTARIES - ESTATE AGENTS

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Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.