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ESTATE AGENTS



25 Ballater Crescent

Wishaw

Offers over £375,000







Positioned within a highly sought-after residential area of Coltness, Wishaw, this impressive five-bedroom detached villa offers exceptionally spacious and versatile accommodation, perfectly suited to modern family living.

The property is entered via a welcoming entrance hallway, leading to a bright and generously proportioned front-facing lounge, creating an inviting space to relax. To the rear, the heart of the home is the stunning open-plan breakfasting kitchen and dining area, beautifully designed for both everyday family life and entertaining. Featuring an excellent range of fitted units, generous worktop space and integrated appliances, this impressive space is flooded with natural light from French doors opening onto the raised decked terrace, while a separate rear door provides direct access to the conservatory. Two separate utility rooms offer extensive additional storage, further units and space for white goods, ensuring excellent practicality.

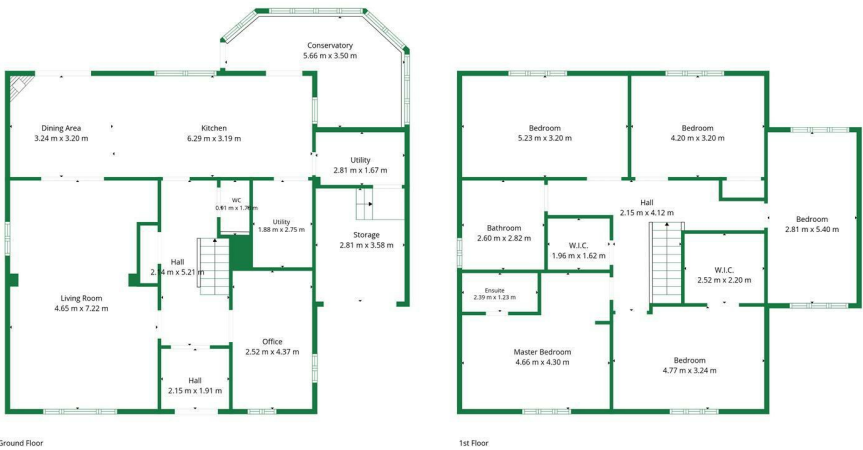
A versatile front-facing room, currently utilised as a home office, could also serve as a family room, playroom or formal dining room, while a contemporary fully tiled WC completes the ground floor accommodation.

The upper level comprises five well-proportioned bedrooms, all benefiting from excellent storage. The generous master bedroom features a stylish modern en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom, complete with both a separate bath and walk-in shower.

Externally, the property continues to impress with a substantial, private rear garden, thoughtfully landscaped to provide a wonderful outdoor space for families and entertaining alike. Featuring a combination of raised decking, patio and lawn, it offers the perfect setting for relaxing or hosting guests, while a large timber shed and timber outbuilding provide excellent additional storage or workshop potential.

To the front, a monobloc driveway provides ample off-street parking and leads to an integral garage, offering further storage and everyday convenience.

Wishaw is perfectly located for the commuter providing convenient access to the M8/M74. Wishaw provides bus and rail links to the surrounding area, as well as Glasgow and Edinburgh. The town also offers a great selection of restaurants, bars, retail parks and sporting facilities. A range of well-regarded primary and secondary schools are within walking distance, making the area particularly appealing to families.



TOTAL: 225 m²
Ground floor: 109 m², 1st floor: 116 m²
EXCLUDED AREAS: STORAGE: 11 m², UTILITY: 11 m², WALLS: 15 m²

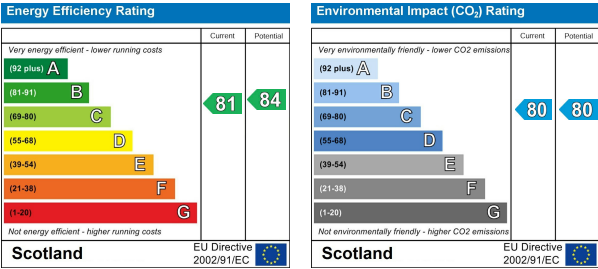


Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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