



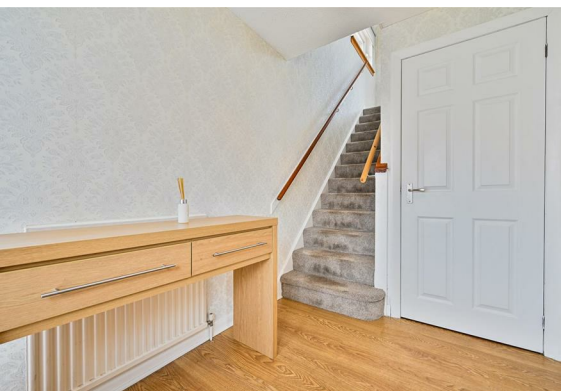
AB Properties



21 Auchter Road
Cambusnethan, Wishaw, ML2 8PJ

Offers over £219,995







Located within a peaceful cul-de-sac in the sought-after Cambusnethan area of Wishaw, this spacious three-bedroom detached property offers well-presented accommodation over two levels and occupies a generous, beautifully maintained plot.

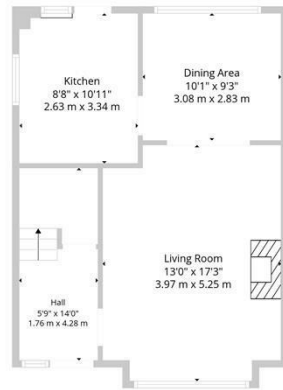
The ground floor welcomes you with a bright entrance hallway complete with a large storage cupboard. The spacious lounge is flooded with natural light and features doors leading through to a separate dining room, creating an ideal layout for both everyday family living and entertaining. The dining room in turn leads to a fitted kitchen offering an integrated oven, electric hob and extractor hood, with direct access provided to the rear garden.

The upper level comprises three generously proportioned bedrooms, all benefiting from fitted wardrobes, alongside a fully tiled family bathroom fitted with a WC, wash hand basin and bath with overhead shower.

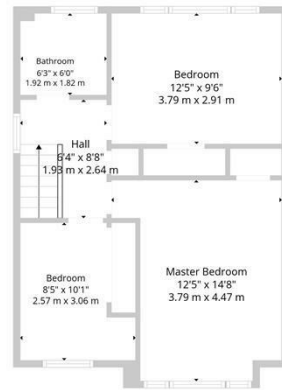
Externally, the property enjoys beautifully maintained gardens to the front, side and rear. To the front, there is a well-kept lawn and an expansive monoblock driveway leading to a single garage, providing excellent off-street parking. The substantial rear garden offers a fantastic outdoor space with a mix of paved and chipped areas, together with a greenhouse and timber shed. Further benefits include gas central heating and double glazing throughout.

Ideally positioned close to the centre of Wishaw, the property is well placed for a wide range of local amenities including shops, restaurants, cafés, sports facilities and highly regarded schooling. Excellent public transport links are available nearby, with convenient access to both the M74 and M8 motorway networks making this an excellent choice for commuters.





Ground Floor



1st Floor

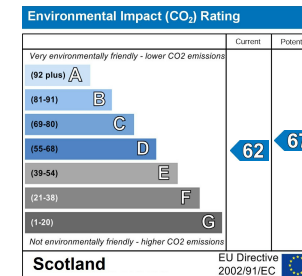
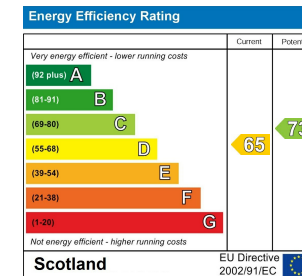
TOTAL: 995 sq. ft, 92 m2

Ground floor: 498 sq. ft, 46 m2, 1st floor: 497 sq. ft, 46 m2
 EXCLUDED AREAS: GARAGE: 156 sq. ft, 14 m2, WALLS: 102 sq. ft, 11 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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk