AB Properties

73 Abbotsford Road

, Wishaw, ML2 7DJ

Offers over £248,995

3 2 2

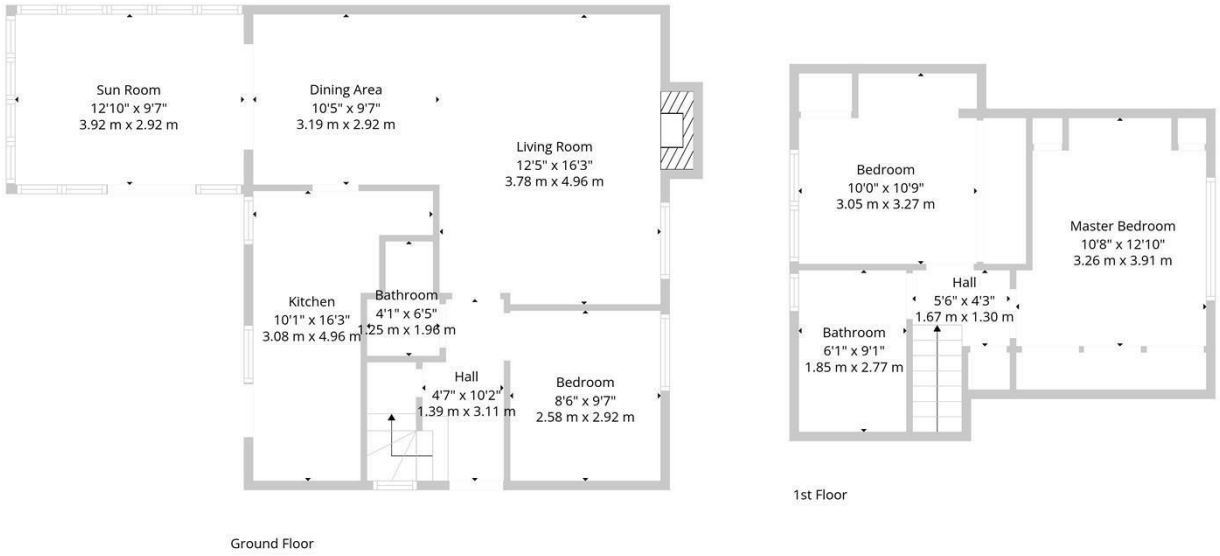
Situated on an attractive corner plot with excellent kerb appeal, this generous three-bedroom detached home offers spacious and flexible accommodation, ideal for a range of buyers.

The ground floor comprises a welcoming layout centred around a spacious L-shaped lounge with a large picture window, opening seamlessly into a dining area which in turn leads to a modern kitchen complete with double oven, electric hob and integrated dishwasher and washing machine. To the rear, a bright conservatory provides an additional warm and peaceful living space, enjoying a good degree of privacy and direct access to the gardens.

Further enhancing the versatility of the accommodation is a convenient ground-floor bedroom and a contemporary shower room, making the property particularly well suited to those seeking flexible family living or ground-floor accommodation.

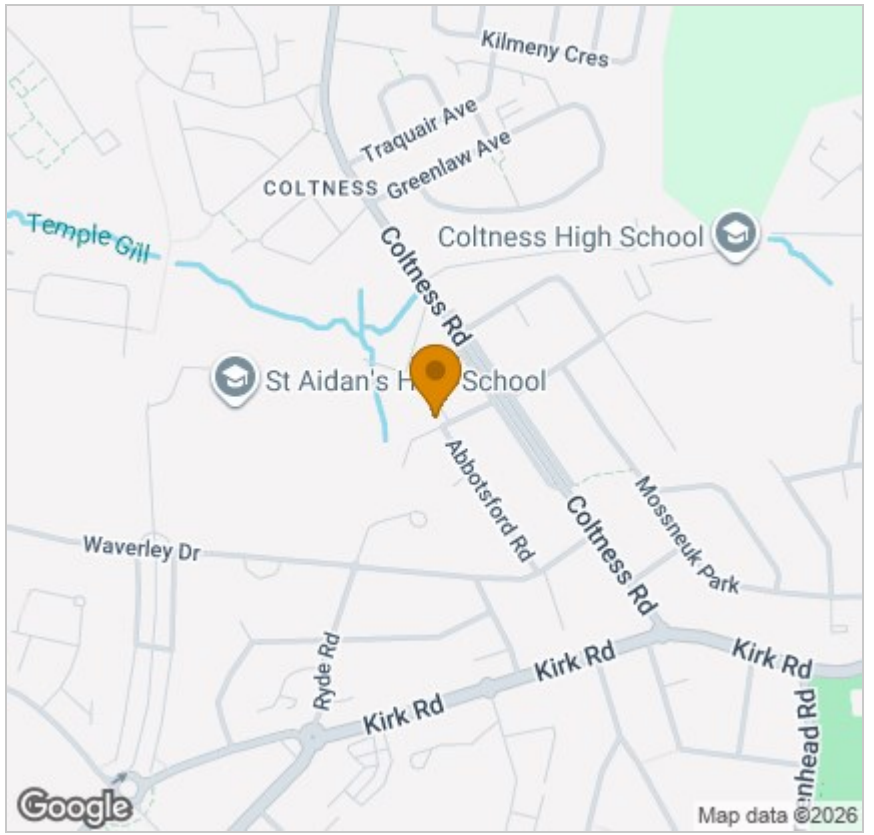
Upstairs, there are two further spacious bedrooms, both benefiting from fitted storage, along with a well-appointed family bathroom. Further generous storage is accessed from the upper landing, with cupboard space extending around into the eaves.

Externally, the property is surrounded by well-proportioned gardens to the front, side and rear, which are well maintained and offer a pleasing balance of lawn, paved patio areas, mature shrubs and established trees. The rear garden is securely enclosed by recently installed, attractive gates, providing both privacy and peace of mind. A double driveway and garage provide excellent off-street parking and storage, complemented by the added benefit of an electric vehicle charging point.

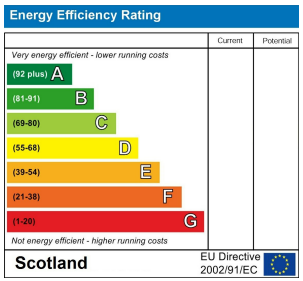


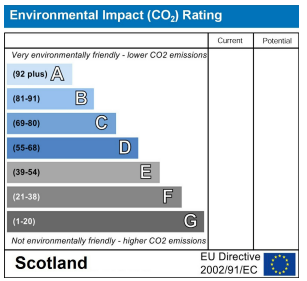
TOTAL: 1089 sq. ft, 101 m2
Ground floor: 730 sq. ft, 68 m2, 1st floor: 359 sq. ft, 33 m2
EXCLUDED AREAS: FIREPLACE: 10 sq. ft, 1 m2, LOW CEILING: 39 sq. ft, 4 m2, WALLS: 103 sq. ft, 10 m2

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.

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