



## 46 Yarrow Crescent, Wishaw, North Lanarkshire, ML2 7JX

Spacious and Tastefully Presented, Three-Bedroom, Mid-Terrace, Family Home

Up to date price and viewing info at [mov8realestate.com/property](https://mov8realestate.com/property)

espc rightmove find your happy Zoopla



# Property Description

Spacious and tastefully presented, three-bedroom, mid-terrace, family home, with gardens. Set adjacent to a tree-lined park, in a quiet and leafy, established, residential area of Wishaw, North Lanarkshire.

Comprises an entrance hall, living room, kitchen, dining/store room, three flexible bedrooms and a family bathroom.

Highlights include a fitted kitchen, with appliances, a bright modern bathroom and contemporary flooring. In addition, there is gas central heating, double glazing and good storage provision, including a loft.

To the front is low-maintenance landscaping, whilst an enclosed rear garden features a patio and lawn. A generous rear garden can be accessed from the front, via a shared pend, and includes paved patios, decked terraces and a shed.

A welcoming entrance hall is finished with light, neutral decor and modern, wood-effect flooring, which continues into a dual-aspect living room on the right. Featuring a contemporary fireplace, the bright reception room offers plenty of space for freestanding furniture and opens into a kitchen, with garden access. The kitchen is fitted with light, wood-effect units, granite-effect worktops, an integrated oven and an electric hob, whilst space is available for a freestanding fridge/freezer and a washing machine. Leading off the kitchen, a versatile room, with built-in storage and external access, offers options for use.

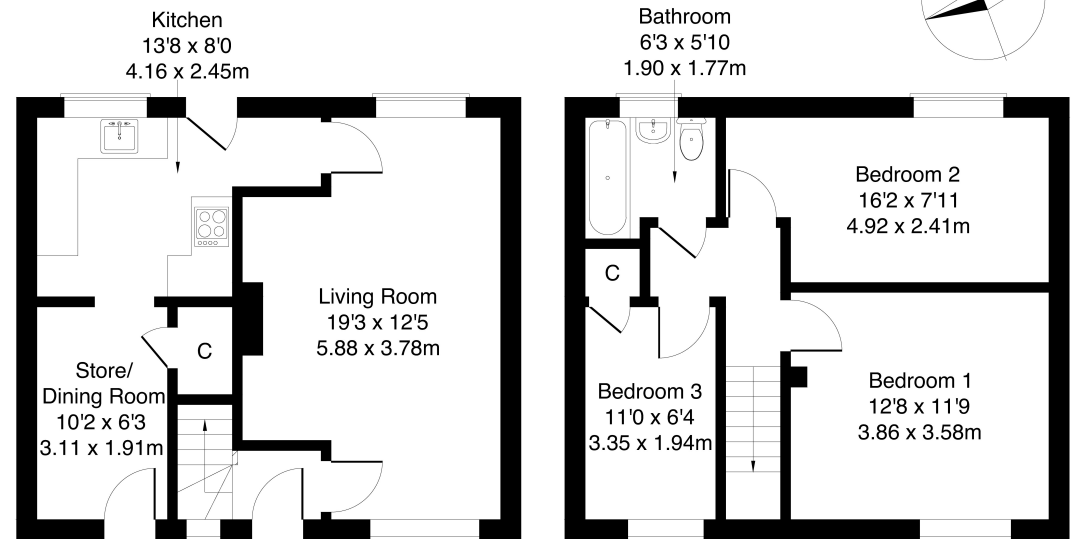
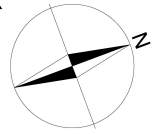
Upstairs, three bedrooms continue the modern finish of the living space and offer good-sized, flexible spaces, with one benefiting from built-in cupboard storage.

Completing the accommodation, a family bathroom comprises a three-piece suite, a shower-over-bath, tiled splash walls and flooring.



**46 Yarrow Crescent, Wishaw, ML2 7JX**

Approximate Gross Internal Area: (861 sq ft - 80 sq m.)



**Ground Floor**

**First Floor**

**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Located on the edge of the Clyde Valley, Wishaw is a large town in North Lanarkshire, 15 miles southeast of Glasgow city Centre. With local public transportation available to Motherwell, Hamilton and Glasgow, as well as being within easy access to the M74 and the M8, the town is a popular location for commuters travelling to both Glasgow and Edinburgh. With a large Lidl and Morrisons

superstore, the area also offers the usual expected everyday amenities, as well as a number of high-street stores, coffee shops, restaurants and pubs. Wishaw also provides a sports centre and its own golf course, whilst further afield the Clyde Walkway and Strathclyde and Chatelherault country parks offer open green spaces and outdoor recreation. Schooling at all levels is well provided for.









## Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

## Contact Us

0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.