

# Fred.

ESTATE AGENTS



**32 Waverley Drive**

Wishaw

**Offers over £139,995**



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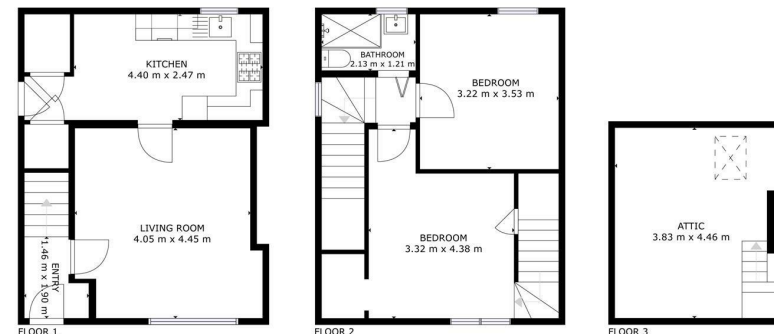


Situated within a very sought after location within the town of Wishaw and providing spacious accommodation and fantastic garden grounds, is this seldom available two bedroom semi-detached property.

The property provides spacious accommodation throughout and comprises of well appointed front facing lounge, a stylish fully fitted modern kitchen with integrated appliances which overlooks the rear garden, two double bedrooms, a stylish family bathroom finished with quality wall and floor tiling and a large loft which has been floored and lined to provide a superb additional space.

Occupying a substantial plot, the property provides a large driveway to the front and a very generously sized garden to the rear. The garden is well maintained and hosts an impressive summer house which has been insulated to provide a great area for entertaining all year round.

Wishaw is perfectly located for the commuter with access to the M8/M74 just minutes away. Wishaw provides bus and rail links to the surrounding area, as well as Glasgow and Edinburgh. Wishaw also offers a great selection of restaurants, bars, retail parks and sporting facilities



GROSS INTERNAL AREA  
FLOOR 1: 36 m<sup>2</sup>, FLOOR 2: 39 m<sup>2</sup>, FLOOR 3: 17 m<sup>2</sup>  
TOTAL: 92 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

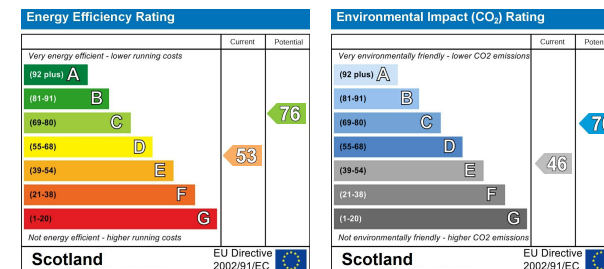


## Viewing

Please contact us on 01698 305618 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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