



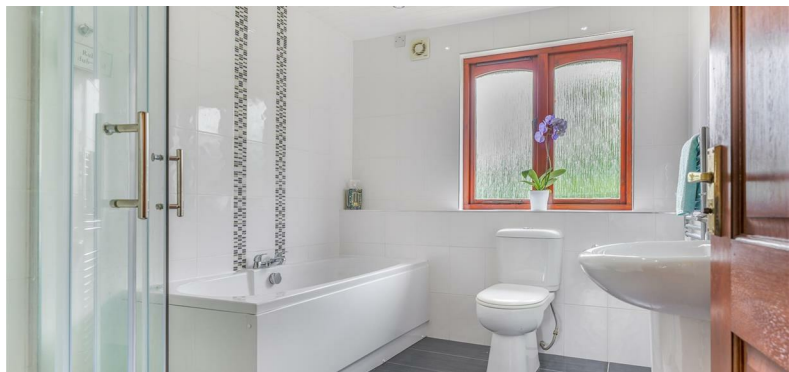
27 Ballater Crescent

Wishaw

Offers over £330,000







Positioned within a peaceful and highly sought-after cul-de-sac, this impressive four-bedroom detached villa offers spacious and versatile living ideal for modern family life. Well maintained throughout, the property features multiple reception rooms, generous bedrooms, and a beautiful private rear garden.

On the ground floor, the home opens with a welcoming entrance hall leading into a bright and airy front-facing lounge, featuring a bay-style window and a charming fireplace. This flows through to a separate family room at the rear, complete with French doors opening onto the garden. The large breakfasting kitchen is well-equipped with plenty of units and workspace, ideal for everyday dining, and is complemented by a separate utility room. A formal dining room offers a great space for entertaining, and there is also a convenient downstairs WC.

Upstairs, there are four spacious bedrooms, each with built-in storage. The principal bedroom benefits from a modern ensuite shower room, while the main family bathroom is fitted with both a bath and separate shower. An additional upstairs room currently serves as a storage space but offers flexibility for other uses such as a study or walk-in wardrobe.

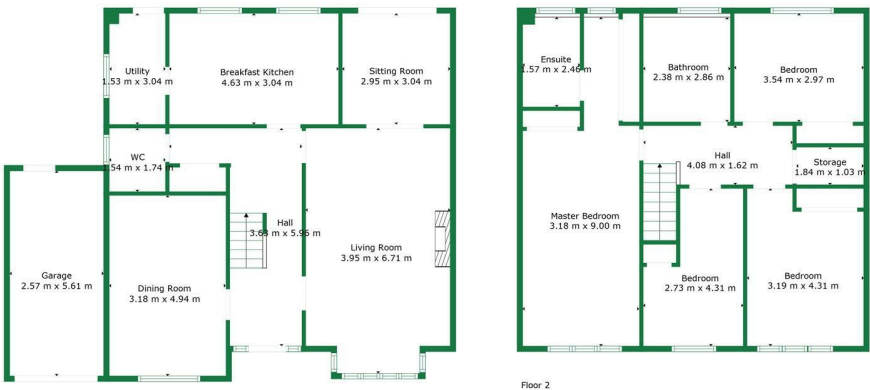
Outside, the expansive rear garden is a true highlight, offering excellent privacy and a mix of patio, decking, and grassed area. the perfect retreat for relaxing or entertaining. To the front, there is a driveway and integral garage providing off-street parking and additional storage.

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.

Viewing

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

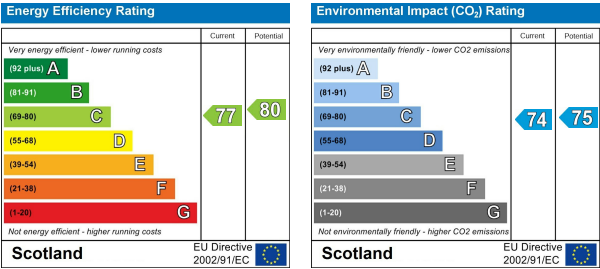
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TOTAL: 172 m²
FLOOR 1: 89 m², FLOOR 2: 83 m²
EXCLUDED AREAS: GARAGE: 14 m², STORAGE: 2 m²
WALLS: 13 m²



Energy Efficiency Graph



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