

# Fred.

ESTATE AGENTS



## 38 Kilmeny Crescent

Wishaw

### Offers over £110,000



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Situated within the town of Wishaw and providing well appointed accommodation over two levels, lies this two bedroom mid terraced property.

The ground floor features a spacious, front facing lounge, enhanced by dual windows that flood the room with natural light, creating a bright and welcoming living space. This is complemented by a stylish, contemporary fitted kitchen, complete with a range of wall and base units and integrated appliances, offering both practicality and modern appeal.

Upstairs, the property boasts two well-proportioned bedrooms, each providing ample space for freestanding furniture and storage. The accommodation is completed by a family bathroom, fitted with a WC, wash hand basin, and a bath with overhead shower, finished with wet wall panelling for a clean, contemporary look.

Externally, the property benefits from both front and rear gardens, featuring Monoblock paving, ideal for low-maintenance outdoor living. Additional features include gas central heating and double glazing throughout.

Recently fully refurbished, the home has been upgraded, with fresh neutral décor, new carpets, and a brand-new kitchen and bathroom, making it ready for immediate move-in.

Wishaw offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.



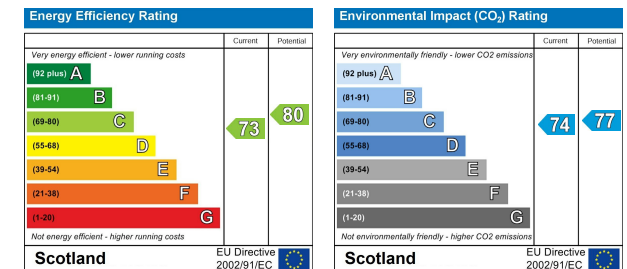
Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

## 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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