

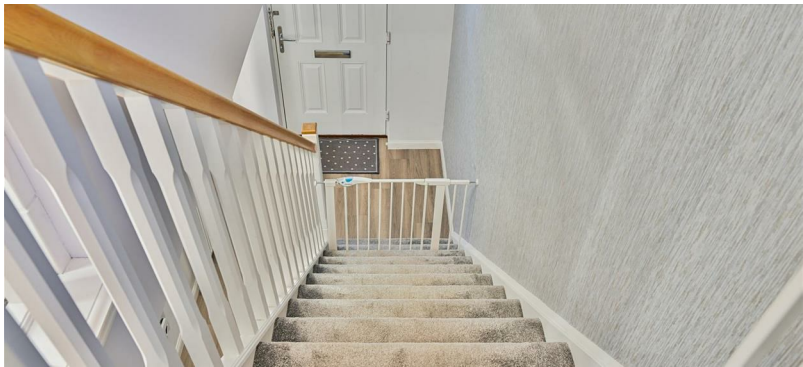


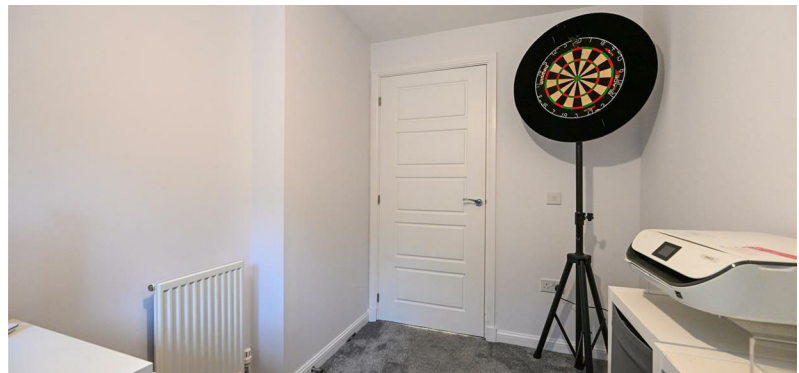
13 Templegill Crescent

Wishaw

Offers over £200,000







Situated within a peaceful residential pocket of Coltness, Wishaw, this lovely three-bedroom semi-detached home offers well-appointed accommodation arranged over two levels, making it an ideal choice for a wide range of buyers.

The ground floor opens into a welcoming entrance hallway, leading through to a bright and spacious lounge. A front-facing box-style window floods the room with natural light, complemented by laminate flooring and neutral décor, creating a comfortable and inviting living space. To the rear, the modern fitted dining kitchen features a range of wall and floor-mounted units, integrated appliances, a utility area and ample space for dining. French doors provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor spaces. A convenient ground floor WC completes the accommodation on this level.

Upstairs, the well-appointed landing provides access to three generously proportioned bedrooms. Two of the bedrooms benefit from modern fitted wardrobes, while the third offers flexibility for furniture arrangements and could easily accommodate a home office. A contemporary, partially tiled family bathroom completes the upper floor and comprises a WC, wash hand basin and bath with an overhead shower.

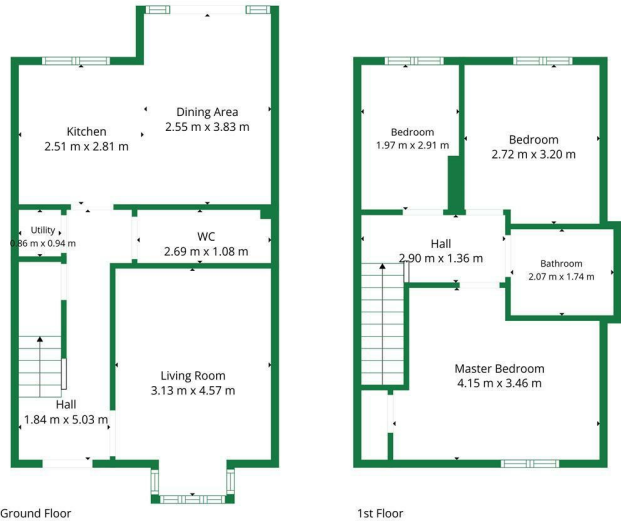
Further benefits include gas central heating and double glazing throughout. Externally, the property enjoys a particularly attractive and tranquil woodland outlook to the rear, providing a wonderful sense of privacy. The garden has been thoughtfully landscaped for ease of maintenance and outdoor enjoyment, featuring paved areas, artificial grass and a raised composite decking section, ideal for relaxing or entertaining. To the front, a private driveway provides convenient off-street parking.

Wishaw offers a wide range of local amenities, including shops, bars, restaurants and leisure facilities. The town is also ideally positioned for commuters, with convenient access to the M74 and M8 motorway networks, providing excellent links throughout the central belt. Regular train and bus services offer further connectivity to surrounding towns and cities. Families are well catered for, with a selection of nearby primary schools within easy reach, while St Aidan's High School is also within walking distance.

Viewing

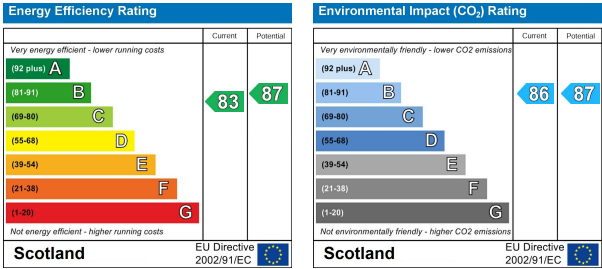
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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TOTAL: 82 m²
Ground floor: 43 m², 1st floor: 39 m²
EXCLUDED AREAS: UTILITY: 1 m², WALLS: 6 m²

Energy Efficiency Graph



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