

55 Beechwood Crescent

WISHAW, NORTH LANARKSHIRE, ML2 8JF



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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A spacious two-bedroom lower cottage flat that has just recently been refurbished and is positioned in a popular area



McEwan Fraser Legal are delighted to present to the market this well-proportioned, two-bedroom lower cottage flat in a popular area of Wishaw. Offering spacious and flexible one-level accommodation appealing to a variety of buyers.

The property is recently refurbished throughout and ready for buyers to put their furniture straight in. It has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, which has modern specifications and contemporary decor.

THE LOUNGE



The entrance hallway allows access to all apartments. A bright and airy lounge with a pleasant outlook to the rear of the property is spacious and will accommodate a range of furniture configurations.

THE KITCHEN



The fitted modern kitchen offers a selection of base and wall units with a host of integrated appliances and plumbed space for freestanding appliances, which are sure to appeal.





There are two well-appointed double bedrooms both with ample room for free-standing furniture, if required. The family bathroom suite completes the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



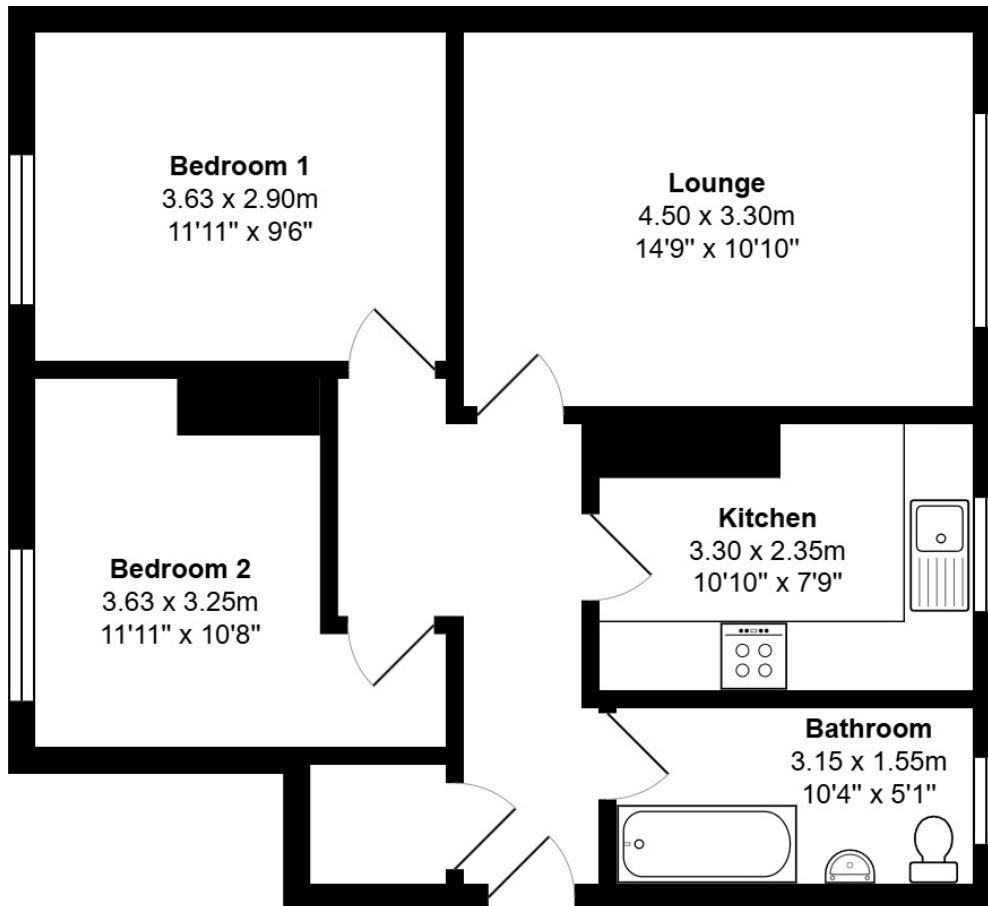
The large fully enclosed rear garden will be a huge benefit to families or to those who simply enjoy outdoor living. This area is a real sun trap and is a great spot to spend a lazy summer's day!

Gas central heating and double glazing are installed for additional comfort.

EXTERNALS



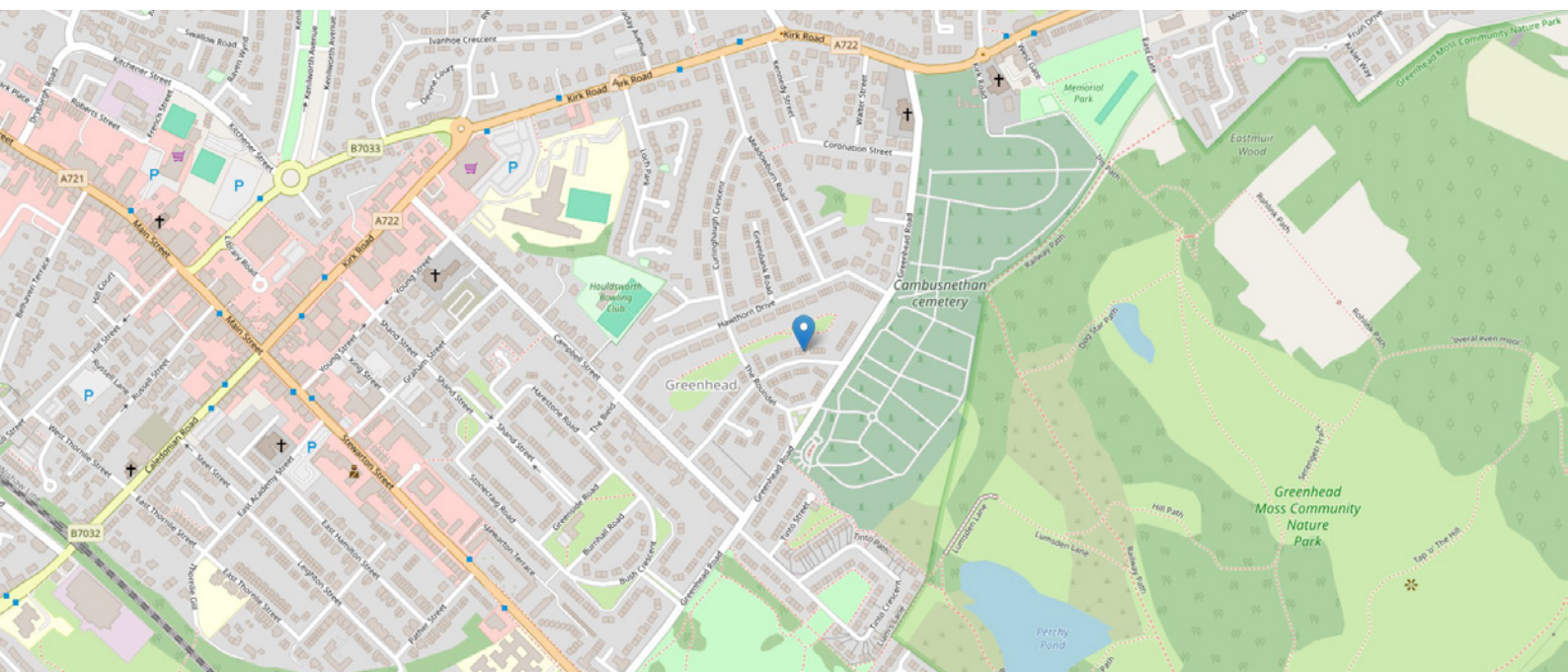
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 60m² | EPC Rating: C

Buyer's Premium Value: £3000.00



THE LOCATION

The area of Wishaw sits on the outskirts of Glasgow with excellent bus links and Wishaw Train Station 1.9 miles away making travel to the city centre and beyond easy.





The property is well positioned within the Wishaw area; shopping facilities are available in the main street and Stewarton Street where there is a wide and varied range of shops, bars, restaurants, banks and building societies further shopping facilities are available at the local Caledonian retail park; ample bus services are available to access other Lanarkshire areas; recreation facilities are found at Wishaw golf course and Wishaw sports and swimming centre; the property also has access to local schooling, Wishaw general hospital. Drivers/Commuters also benefit from good road links to M74 motorway network making commuting to other centres throughout West and Central Scotland relatively easy.



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