

# 23 Rattray Crescent

MORNINGSIDE, WISHAW, NORTH LANARKSHIRE, ML2 9RE



*IMMACULATE 3-BEDROOM MID-TERRACED HOME IN  
HIGHLY SOUGHT-AFTER MORNINGSIDE DEVELOPMENT*



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# THE PROPERTY

Jonny Clifford with McEwan Fraser Legal is delighted to present this stunning 3-bedroom mid-terraced property, that has been thoughtfully upgraded to an exceptional standard, and is truly a credit to its previous owner. From the moment you step inside, the care and attention to detail are immediately apparent, making this home a standout option for families, professionals, or anyone seeking stylish and energy-efficient living in a welcoming community.

Upon entering the property, you're greeted by a bright and spacious hallway, showcasing the brand-new high-end flooring that runs seamlessly throughout the ground floor. To the front of the home, a generously proportioned lounge offers the perfect setting for relaxation and entertaining, with ample space for a variety of furniture layouts and flooded with natural light from the large front-facing double French door. From here, direct access to the rear garden creates an excellent indoor-outdoor flow.





## THE PROPERTY

To the rear, lies the stunning contemporary kitchen – a true chef’s dream. This space has been fully upgraded with integrated appliances, sleek cabinetry, and generous worktop space, making it as practical as it is stylish.

A modern downstairs WC completes the ground floor and offers flexible potential – the space has been cleverly designed to allow for a future upgrade into a full downstairs shower room, adding further functionality for growing families or those with mobility needs.

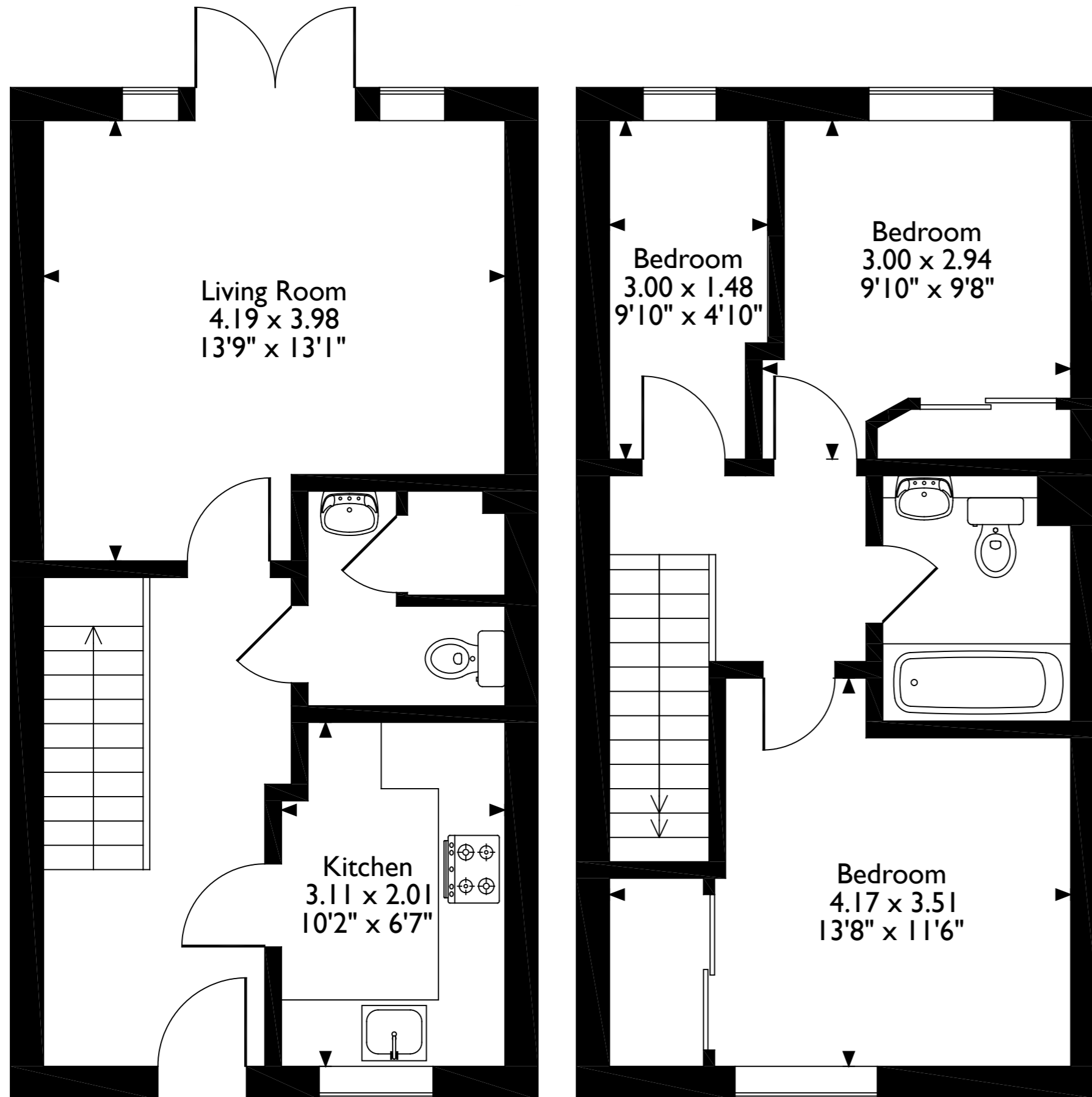


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Upstairs, the property continues to impress with three sizeable bedrooms, all finished with plush new carpets/flooring and fresh neutral décor. The two double bedrooms benefit from built-in storage, and all bedrooms offer ample floor space for wardrobes and furnishings. The accommodation is completed by a well-appointed family bathroom, featuring a contemporary three-piece suite with shower over bath, quality tiling, and modern finishes.







This home isn't just beautiful – it's smart, too. Recently installed is a brand-new solar panel system, offering exceptional energy efficiency and significantly reducing monthly utility costs. This cutting-edge addition makes the property as economical as it is environmentally friendly – a rare and valuable feature in today's market.

Additional benefits include:

- Double glazing throughout
- Gas central heating
- Fresh, high-quality floor coverings and carpets throughout
- Private, enclosed rear garden split over two levels
- Two private parking spaces
- Stylish and neutral décor throughout
- Ready to move straight in

Homes of this quality and finish are seldom available in Morningside. With every detail considered and upgraded to the highest standard, this property is truly ready to move into with no work required – ideal for buyers looking for style, comfort, and long-term value in one of Wishaw's most sought-after neighbourhoods.

Early viewing is essential to fully appreciate everything this exceptional home has to offer.

*"...Wishaw town centre is just a short drive away, offering a wide range of shops, restaurants, and leisure facilities..."*

## THE LOCATION

Set within a popular and well-maintained development, the property enjoys a peaceful, community-oriented setting with excellent access to local amenities, transport links, and schooling. Wishaw town centre is just a short drive away, offering a wide range of shops, restaurants, and leisure facilities, while Morningside's own amenities are within walking distance. The area also provides convenient road links to the M8 and M74 motorway networks, making it ideal for commuters.





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