



AB Properties



49 Abbotsford Road  
, Wishaw, ML2 7DL

Offers over £172,500



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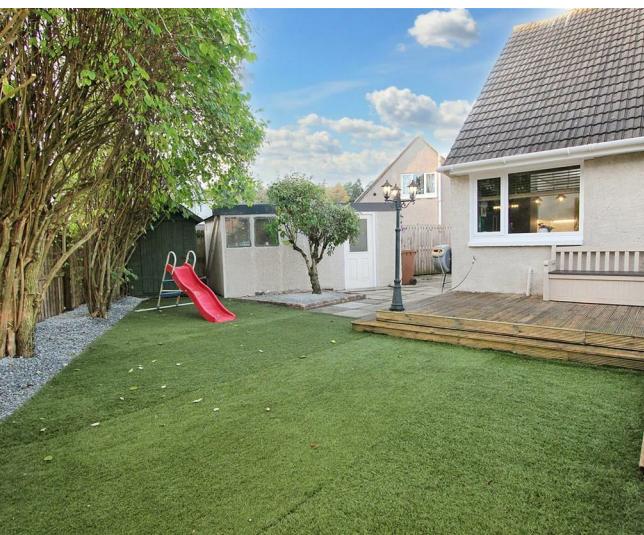
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Beautifully presented semi detached villa in a quiet cul-de-sac in the Coltness area of Wishaw.

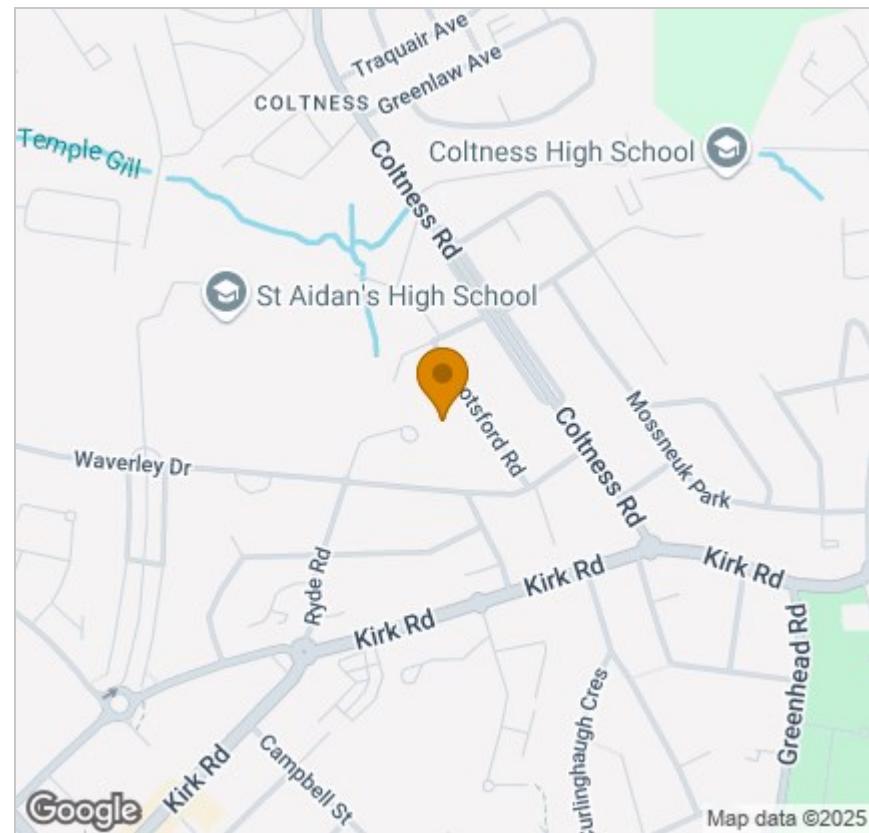
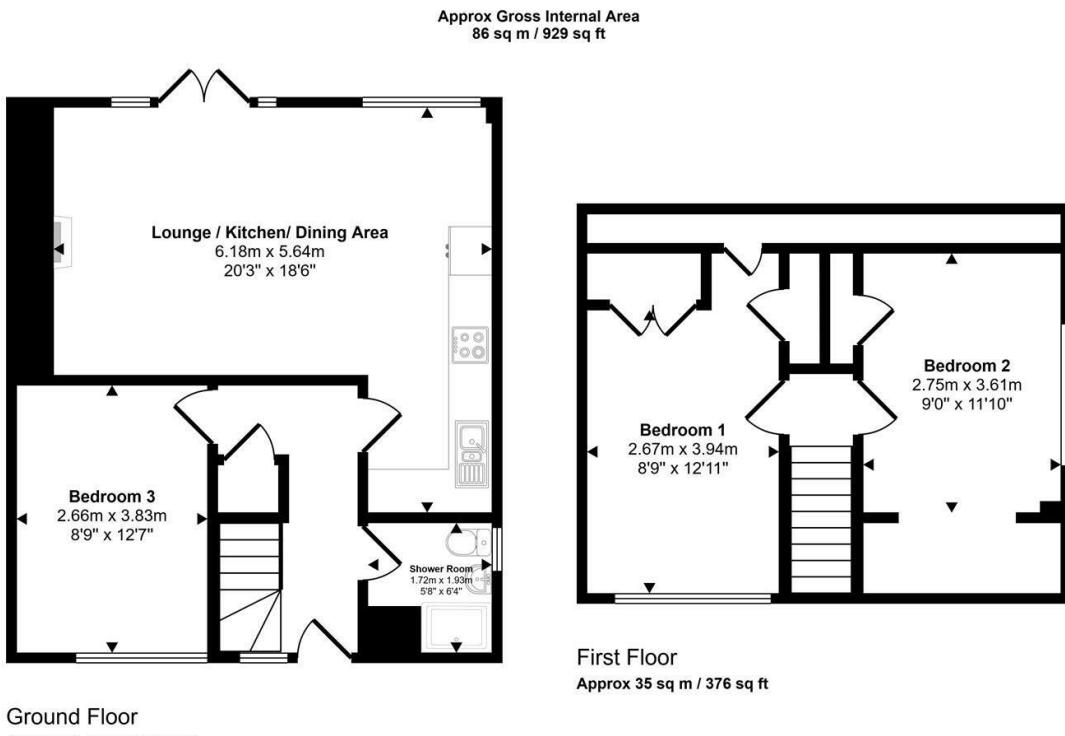
This property is presented in walk-in condition and spans two levels. The ground floor features a welcoming entrance hallway with under-stair storage. The open-plan living area is both attractive and functional, flowing seamlessly into a dining snug and a well-appointed kitchen. There is also a spacious double bedroom on this level, along with a contemporary family shower room that includes cupboard space with plumbing for a washing machine and dryer.

The open-plan family space has been thoughtfully finished with a log-burning stove, perfect for cosy winter nights. French doors open onto the enclosed rear garden, offering an inviting space for outdoor enjoyment during the warmer months.

Upstairs offers two spacious double bedrooms with ample storage.

Nestled in the quiet corner of a cul-de-sac, this property boasts generous garden grounds to the front, rear, and side. The rear garden offers a good degree of privacy and has been thoughtfully landscaped with blend of timber decking and low-maintenance artificial lawn, offering an ideal space for relaxation or outdoor entertaining. The original garage has been creatively repurposed by the current owners into a versatile recreational space, perfect for a home gym, studio, or playroom.

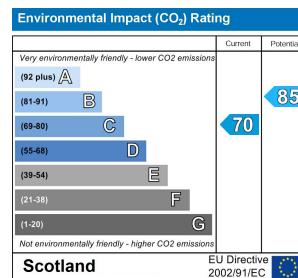
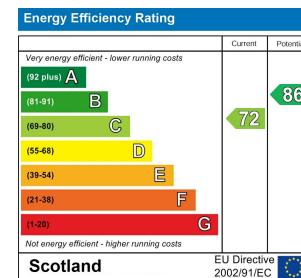
Abbotsford Road is in the Coltness area of Wishaw, close to a wide range of shops, supermarkets, healthcare and recreational facilities. There are several primary and secondary schools within easy walking distance of the property making this area popular with families. For commuters there are mainline train stations at Wishaw and Cleland and both the M8 and M74 motorway networks are just a short drive away.



## Viewing

Please contact our AB Properties Office on 01555 660077  
if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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