

ABProperties

58 Graham Street

, Wishaw, ML2 8BU

Offers over £178,000

2 1 2 D





















Occupying a generous plot in the heart of Wishaw, this charming two-bedroom detached cottage-style bungalow offers deceptively spacious and versatile accommodation, including two substantial attic rooms.

The accommodation comprises a welcoming entrance hallway leading to a bright and exceptionally spacious dual-aspect lounge, providing an ideal space for relaxing and entertaining. The well-proportioned dining kitchen offers ample worktop and storage space together with room for everyday dining and opens into a delightful conservatory overlooking the rear garden. This bright additional living space provides the perfect spot to enjoy the garden throughout the seasons and offers direct access to the outdoor area.

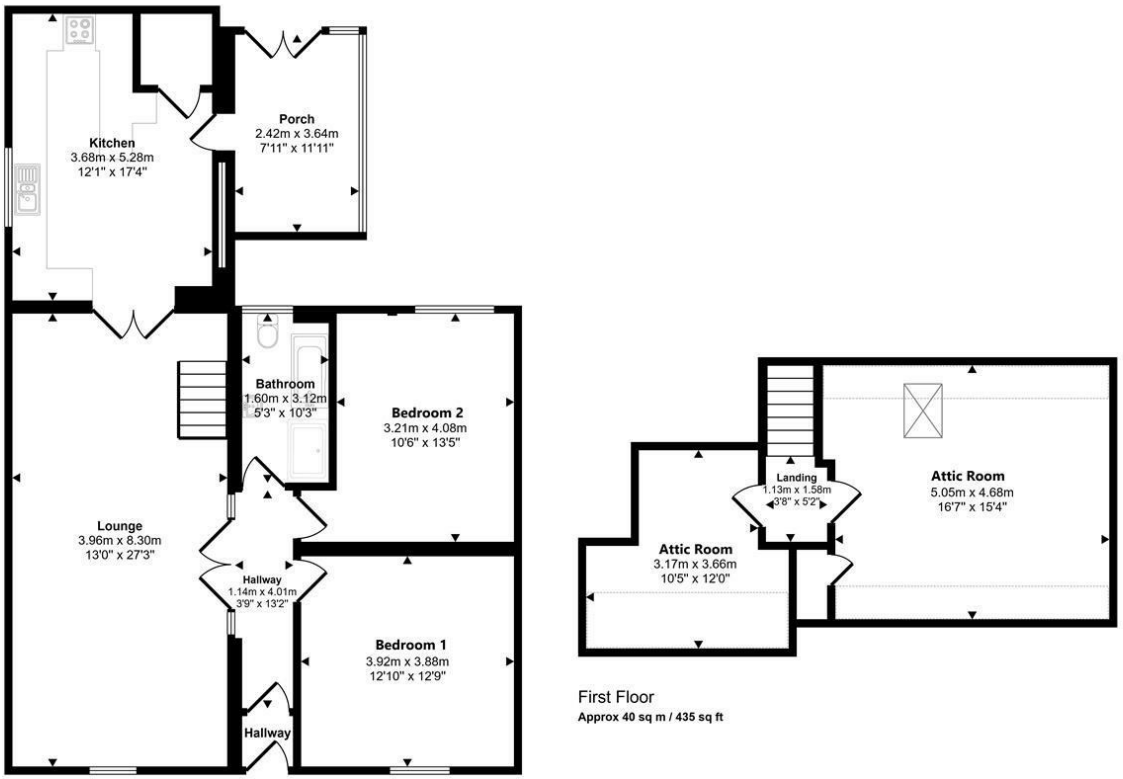
There are two generous double bedrooms on the ground floor, both offering excellent proportions, together with a family bathroom fitted with a four-piece suite. From the lounge a staircase leads to the upper level where two versatile attic rooms provide valuable additional storage.

Further benefits include gas central heating and double glazing.

Externally, the property enjoys mature, enclosed rear gardens with a lawn, patio and generous driveway providing ample off-street parking.

Graham Street is situated within central 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.

Approx Gross Internal Area
147 sq m / 1580 sq ft

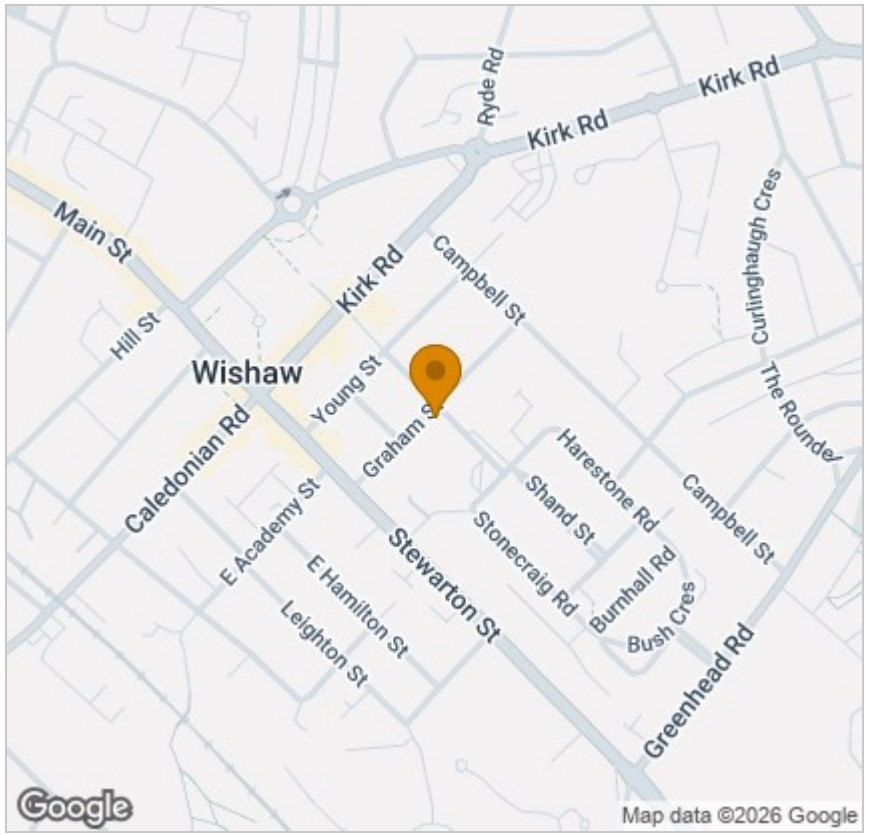


Ground Floor
Approx 106 sq m / 1145 sq ft

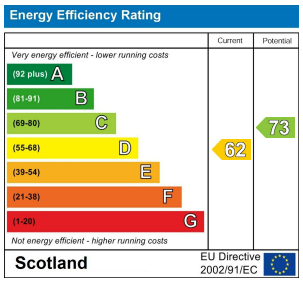
First Floor
Approx 40 sq m / 435 sq ft

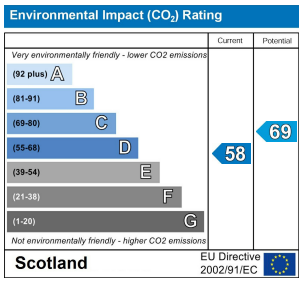
Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph





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.

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.

19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR
Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk