



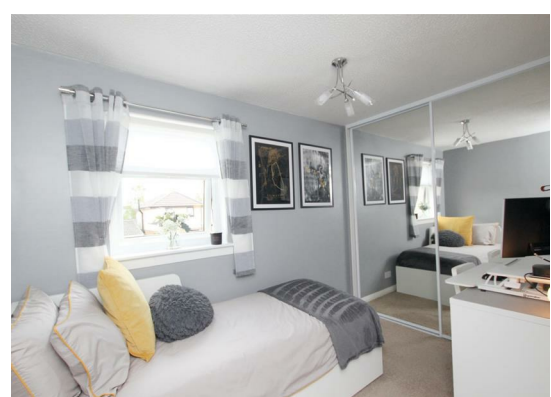
AB Properties



56 Lewis Avenue
, Wishaw, ML2 8XF

Offers over £118,995







Beautifully presented semi detached villa in a much sought after residential area of Cambusnethan, near Wishaw.

The property is offered in walk in condition with the lower level comprising of; a welcoming entrance vestibule, a bright and spacious lounge, and a well appointed kitchen complete with integrated electric oven and ceramic hob. Space is available for further appliances and a large party cupboard offers storage.

Upstairs offers two bedroom which both benefit from having fitted storage, and a contemporary shower room, completes this upper level.

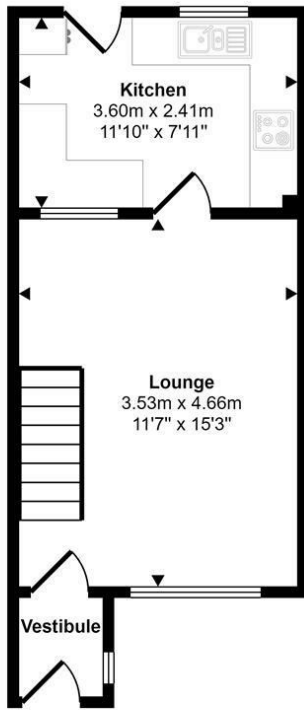
Further benefits are gas central heating and double glazing throughout.

Externally there are well proportioned gardens to the front and rear. The rear gardens are fully enclosed and offer a good degree of privacy. A large driveway is available for ample off road parking, and a single garage is available for further secure parking or garden storage.

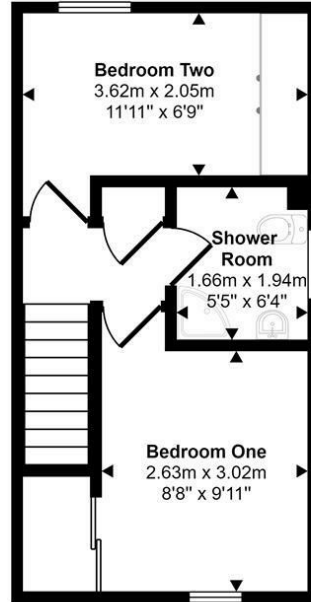
Cambusnethan lies between the towns of Wishaw and Newmains and is well placed for schools, with a choice of primary and secondary schools nearby. The neighbouring towns provide a range of shopping, healthcare and recreational facilities, and for commuters there is an express bus service to Glasgow and a mainline train station in Wishaw. The M74 and M8 motorway networks are also easily accessible.



Approx Gross Internal Area
54 sq m / 579 sq ft



Ground Floor
Approx 27 sq m / 293 sq ft

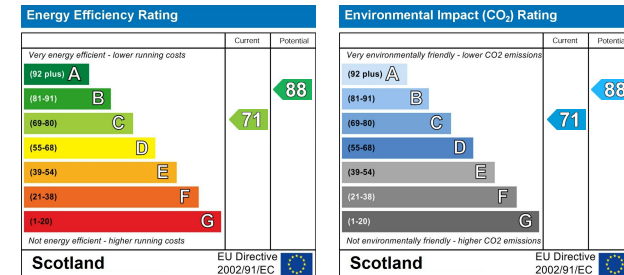


First Floor
Approx 27 sq m / 286 sq ft

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 firm's 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