



POMPHREYS
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Established 1897



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DETACHED BUNGALOW
9 MAGNOLIA STREET, WISHAW ML2 7EQ
OFFERS OVER £153,000



A very deceptively spacious and well maintained detached bungalow situated within a substantial sized plot, in a quiet residential area of Coltness, Wishaw.

The accommodation is set over one level and comprises entrance vestibule, large reception hallway, formal lounge, dining room/sitting room, fitted kitchen, two double bedrooms and three piece bathroom.

In addition the property benefits from double-glazing, gas central heating, driveway, garage and landscaped mature garden grounds to front and rear.

The loft of the property has enormous potential to create a number of further rooms, subject to the necessary planning permission.

Magnolia Street is a short drive from Wishaw Town Centre with its many amenities and where all day-to-day requirements can be catered for including various public transport links, sports facilities and schooling. For the commuter, the M8 and M74 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.

ENTRANCE PORCH 4ft1in x 7ft5in

Double storm doors into entrance porch. Access door into reception hallway.

RECEPTION HALLWAY

Open, bright reception hallway with access doors to lounge, dining room/sitting room, master bedroom, bedroom two and bathroom. Coving to ceiling. Radiator.

LOUNGE 19ft9in x 12ft7in

Formal bright lounge with dual aspects to side and front of property. Gas fire on focal wall with attractive tiled surround. Coving to ceiling. Radiator.

DINING ROOM/SITTING ROOM 12ft8in x 13ft5in

Excellent sized room currently used as a dining and second sitting room with large window overlooking the enclosed landscaped rear garden. Gas fire on focal wall. Access door to kitchen.

MASTER BEDROOM 14ft10in x 11ft6in

Master double bedroom with windows to front and side of property. Storage cupboard. Radiator.

BEDROOM TWO 10ft5in x 12ft3in

Second double bedroom with dual aspects to side and rear of property. Storage cupboard. Radiator.

BATHROOM 9ft x 7ft8in

Modern three piece bathroom suite comprising low flush WC, wash hand basin and enclosed bath with Myra shower above and shower screen. Fully tiled walls. Tiles to floor. Cladding to ceiling. Window to rear.

KITCHEN 8ft11in x 9ft4in

Attractive floor and wall mounted kitchen cupboard units with ample work surface areas and tiled splash guards. Inset stainless steel sink unit with side drainer and mixer tap. Large window to side of property. Radiator. Storage cupboard. Free standing Cannon double oven with four burner gas hob. Free standing Bosch washing machine. Free standing Blomberg fridge freezer. Access door to rear porch.

REAR PORCH

Overlooking and offering access to the rear garden.

GARDENS

Gardens to front, side and rear of the property. The front garden has been chipped for easy maintenance and has raised flowerbeds with a selection of shrubs, bushes and roses. Driveway to the side has been chipped and paved offering access to the large brick built garage. The private enclosed rear garden has mature flowerbeds with a level lawn, chipped areas and bound by conifer trees.

EPC – D

INCLUSIONS

All floor coverings, carpets and kitchen appliances as detailed.

OFFERS

Offers are invited in the style of the Glasgow Standard Offer and incorporating the Glasgow Standard Clauses (2007 edition).

VIEWING

Contact Pomphreys Solicitors on 01698 373365 or Call Centre on 0141 572 4371 evenings and weekends.



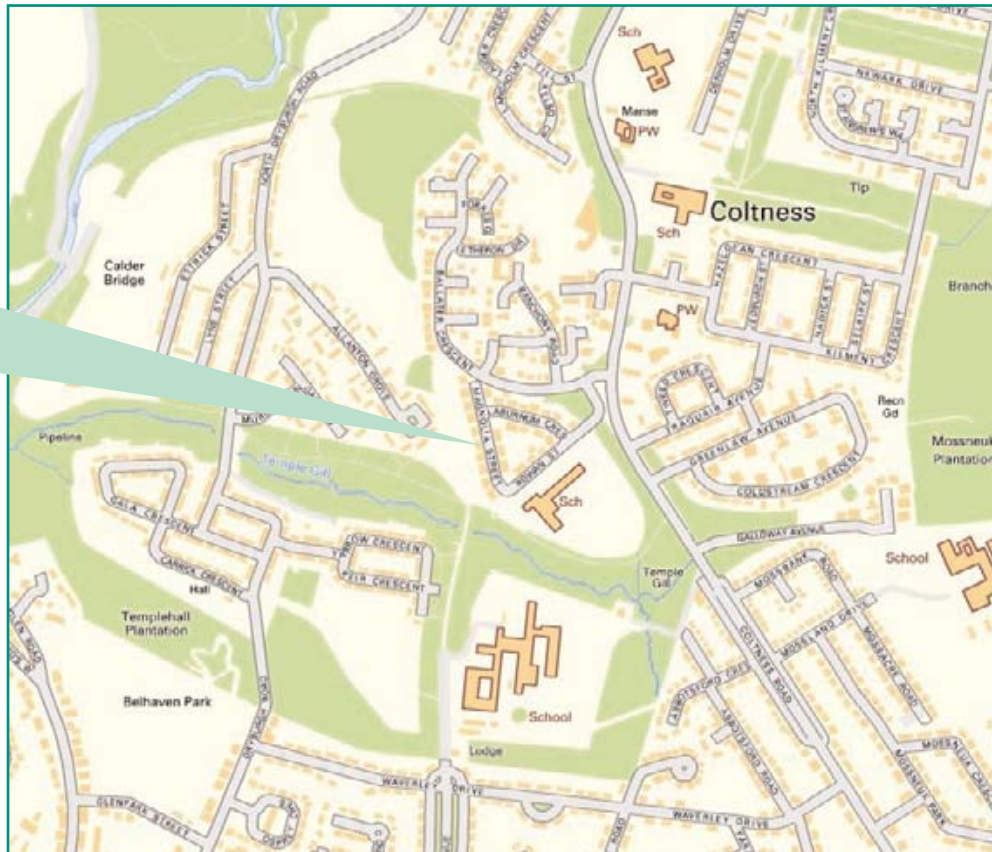


TRAVEL DIRECTIONS

From Wishaw Cross on Kirk Road continue along and onto the A722 taking the third exit at the roundabout to stay on Kirk Road. Continue on through the mini roundabout then at the next roundabout take the first exit onto Coltness Road. Take the fifth left onto Ballater Crescent before turning left onto Rowan Street. Follow the road down and 9 Magnolia Street is found round on the left hand side.

PLEASE CONTACT US FOR A FREE VALUATION

At Pomphreys, Solicitors & Estate Agents, our aim is to provide a first class legal and property marketing service to all of our clients. Contact our Property Manager Alison McIntyre on 01698 373365 or e-mail amc@pomphreyslaw.com



DISCLAIMER

While we endeavour to make these particulars as accurate as possible, they do not form any contract or offer, nor are they guaranteed. Measurements are approximate and are taken with a digital/sonic measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately and we will endeavour to assist you in any way possible. Particulars prepared August 2016.



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