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Established 1897

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SEMI-DETACHED CHALET VILLA
6 HILLFOOT CRESCENT WISHAW ML2 8TL
FIXED PRICE £118,000

Seldom available and located within the Branchalwood area of Wishaw, in a popular quiet residential estate, this deceptively spacious semi-detached villa offers an excellent level of family accommodation.

Formed over two levels, the accommodation comprises, on the ground floor, entrance hall, large lounge, fitted dining kitchen, dining room, double bedroom and immaculate modern shower room. On the upper level are a further two double bedrooms.

Further benefits include double glazing, gas central heating, lovely well maintained gardens to front and rear with a driveway to the side of the property leading to a Marley garage.

Hillfoot Crescent is located a few minutes drive from Wishaw Town Centre with all its amenities including various public transport links, schooling and recreational facilities. For the commuter the nearby M74 & M8 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.

RECEPTION HALLWAY

Double glazed UPVC entrance door into reception hallway. Access doors to lounge and kitchen.

KITCHEN

6ft2in x 15ft6in

Great sized dining kitchen with dual aspects to front and side of property. Access door to side. Attractive floor and wall mounted kitchen cupboard units with ample work surface areas and complimentary splash guards. Integrated Indesit oven with four burner gas hob and cooker hood above. Inset brown coloured sink unit with side drainer and mixer tap. Vinyl to floor.

LOUNGE

11ft10in x 18ft6in

Excellent sized formal lounge with window overlooking the front of the property. Access door to inner hallway. Two radiators.

INNER HALLWAY

Access doors to dining room, down stairs bedroom and shower room.

SHOWER ROOM

5ft9in x 8ft11in

Window to side of property. Three piece white suite comprising low flush WC, wash hand basin and double shower cubicle. Ceramic tiles around shower. Ceramic tiles to floor. Chrome wall mounted radiator.

BEDROOM ONE

10ft3in x 10ft

Window overlooking the enclosed private garden. Radiator.

DINING ROOM

13ft2in x 8ft

Window overlooking the rear garden. Stairway to upper level. Radiator.

UPPER LEVEL

Access doors to bedroom two and bedroom three.

BEDROOM 2

13ft x 19ft1in

Excellent sized well-proportioned double bedroom with Velux window to rear. Radiator. Access to loft.

BEDROOM 3

13ft1in x 18ft1in

Excellent sized third bedroom with Velux window to front. Radiator.

GARDENS

There are well tended gardens to front, side and rear of the property. The rear garden has a level lawn and has been chipped in areas with raised flower beds, patios with a selection of shrubs and bushes. The driveway is to the side of property leading to a Marley built garage.

EPC – D

INCLUSIONS

All floor coverings, carpets and kitchen appliances as detailed.

TRAVEL DIRECTIONS

From our Office on Kenilworth Avenue, travel up and onto Kirk Road. Turn left at the mini-roundabout onto Coltness Road and continue further along. Turn right onto Lyman Drive and then 3rd left onto Hillfoot Crescent. The property sits on the right hand side.

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.

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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