



GEBBIE & WILSON  
SOLICITORS & ESTATE AGENTS

*2 Bruce Loan*  
*Wishaw, ML2 0QH*

*Offers Over £69,000*

## Description

Delightful two bedroom end terrace villa in extremely pleasant location, with excellent parking and well-tended gardens to front and rear.

Access to the property is via attractive door, which leads into reception hallway, with stairway to the upper apartments. Fitted cupboard.

Spacious lounge/dining room offering dual aspects to front and rear. Sliding door in dining room into kitchen, which shows a good range of fitted units. Plumbing for automatic washing machine. Large walk-in fitted cupboard.

On the upper level are two extremely generous bedrooms and a shower room with attractive tiling. Bedrooms both offer excellent fitted wardrobes/cupboards.

Gas central heating and double glazing.

Garden to front is laid to chips with pathway leading to the property. Rear garden offers ease of maintenance and displays paved patio area, chipped area and pathway, all enclosed to ensure maximum privacy. Within the rear garden is a brick storage shed.

Excellent parking.

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## Measurements

Lounge/dining room	23'6" x 11'10" (at the widest point)
Kitchen	11'4" x 9'2"
Bedroom	14'11" x 10'10"
Bedroom	11'6" x 10'9"
Shower Room	6'11" x 5'2"

## Features

- Central Heating
- Double Glazing
- Enclosed rear garden

## Inclusions

- Carpets
- Blinds

## Travel Directions

Travelling from the Garrion bridge on A71. Turn left onto Horsley Brae (A71) and continue along. On entering the Village of Overtown, continue through the traffic lights and turn right onto Garrion Street and left onto Gillburn Street. No 2 Bruce Loan is on the left-hand side. Excellent parking.

Viewing: Please contact Gebbie & Wilson on **01357 520082** or Evenings & Weekends **0141 572 4369**

DISCLAIMER: Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to 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 when we will endeavour to assist you in any way possible.

