




McEwan Fraser Legal
Solicitors & Estate Agents
01698 537 177

60 Shankly Drive
NEWMAINS, WISHAW, NORTH LANARKSHIRE, ML2 9QP

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**BEAUTIFULLY PRESENTED FOUR
BEDROOM DETACHED FAMILY
HOME - POSITIONED IN A
POPULAR POCKET OF NEWMAINS**

Area

The property is well positioned within the Morningside area of Newmains. Shopping facilities are easily available with the 24 hour Asda being only 1/4 mile

away and the Main Street and Stewarton Street offering a wide and varied range of shops, bars, restaurants and banks. Further shopping facilities are available at the Caledonian Retail Park. Ample bus services and Cleland train station are only minutes

away, offering direct routes to Glasgow and Edinburgh. Recreation facilities are found at Wishaw Golf Course and Wishaw Sports and Swimming Centre. The property affords access to local schooling, Wishaw General Hospital and motorway networks.



60 SHANKLY DRIVE

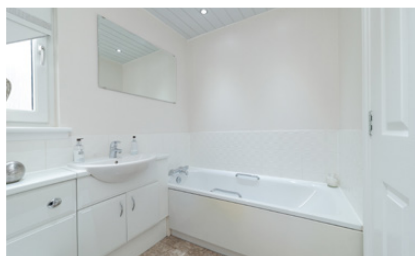
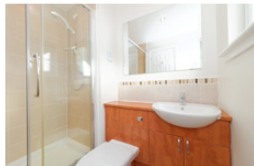
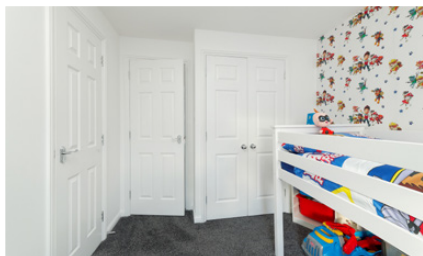
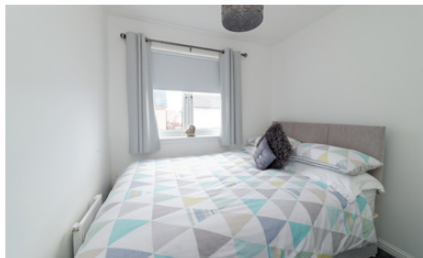
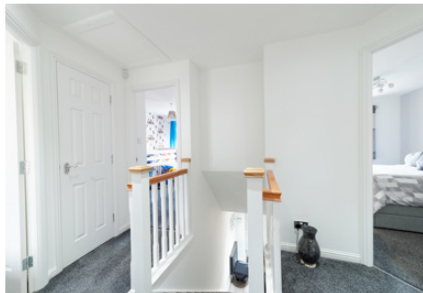
Property

Part Exchange available. McEwan Fraser Legal are delighted to introduce to the market a superb four bedroom detached villa which offers fantastic and flexible accommodation formed over two levels, with a beautiful outlook and would make a wonderful family home. The property has been designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. Once inside, discerning purchasers will be greeted with a first class specification. A welcoming hallway sets the tone for the rest of the property. An impressive lounge is

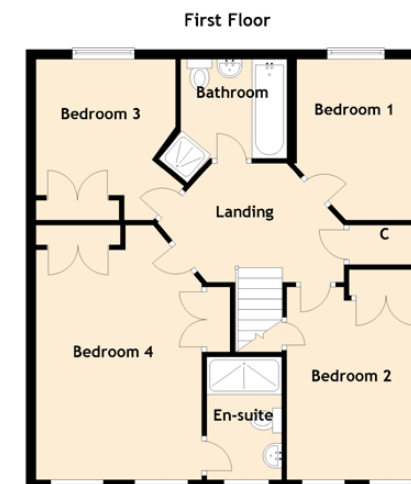
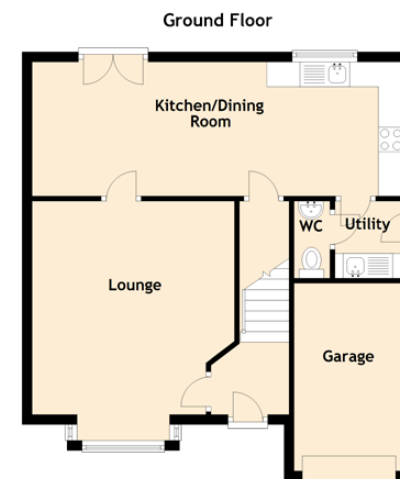
flooded with natural light from the window to the front aspect with a dining zone thereafter, it is easy to imagine the evenings of fine dining this zone has played host to when entertaining friends and family. The breakfasting kitchen has a range of modern floor and wall mounted units with a striking worktop creating a fashionable and efficient workspace. It also comes complete with a host of integrated appliances, making this the ideal zone for an aspiring chef. The utility room can be accessed from the kitchen. A useful WC completes the accommodation on this level. The crisp and contemporary styling continues onto the first-floor level where you will find four bright and airy

well-proportioned bedrooms with the master bedroom being further complimented with an impressive en-suite. All bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A family bathroom completes the impressive accommodation internally. Externally, there are private front and rear gardens. A driveway provides off-street parking with a garage thereafter. The rear garden is a sheer delight, especially in summer months. Many an evening will be spent in this area enjoying the peace and quiet. The high specifications of this family or holiday home, also include double glazing and gas central heating for additional comfort.





SPECIFICATIONS FLOOR PLAN & LOCATION



Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 4.08m (13'4")
Kitchen/Dining Room	7.20m (23'7") x 2.70m (8'10")
Utility	2.00m (6'7") x 1.70m (5'7")
Bedroom 1	2.60m (8'6") x 2.50m (8'2")
Bedroom 2	2.70m (8'10") x 2.00m (6'7")
Bedroom 3	2.70m (8'10") x 2.50m (8'2")
Bedroom 4	3.80m (12'6") x 2.94m (9'8")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bathroom	2.47m (8'1") x 2.25m (7'4")
Garage	3.78m (12'5") x 2.20m (7'3")
WC	1.56m (5'1") x 0.72m (2'5")

Gross internal floor area (m²) : 98m² // EPC Rating : C

Extras (Included in the sale) : Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

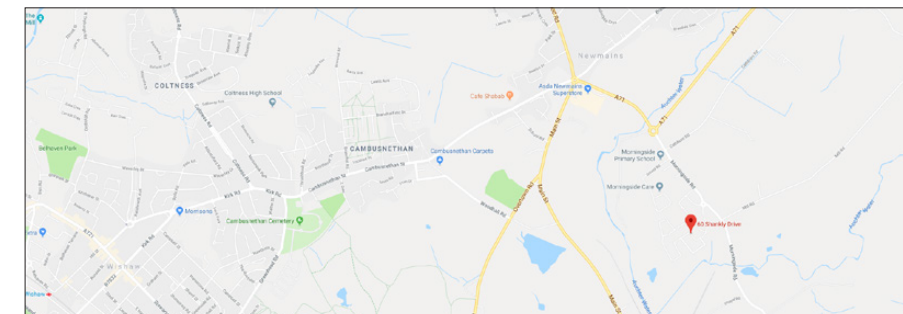


Image credit: <https://www.dunecore.com/>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

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Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
EAMONN MULLANE
Designer