





McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

103 Rannoch Drive

WISHAW, NORTH LANARKSHIRE, ML2 0PN









103 Rannoch Drive, Wishaw





















The Area

The property is well positioned within the Wishaw area. Shopping facilities are available in Main Street and Stewarton Street where there are a wide and varied range of shops, bars, restaurants, banks and building societies. Further shopping facilities are available at the local Caledonian Retail Park.

There are ample bus services available to access other Lanarkshire areas. Recreation facilities are found at Wishaw Golf Course and Wishaw Sports and Swimming Centre. The property also has access to local schooling, Wishaw General Hospital and the M74 and M8 motorway networks.

The Property

We are delighted to offer for sale this three bedroom, semi-detached villa presented to the market in walk-in condition. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout.

On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and offers spacious apartments similar to those found in traditional builds.

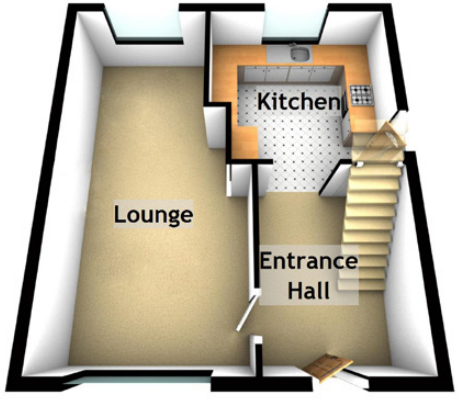
In more detail the accommodation comprises of a welcoming hallway which gives access to all downstairs accommodation, this includes the immediately impressive formal and bright lounge, which has a range of furniture configurations and feature windows overlooking the front and rear gardens. The kitchen is well fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood .

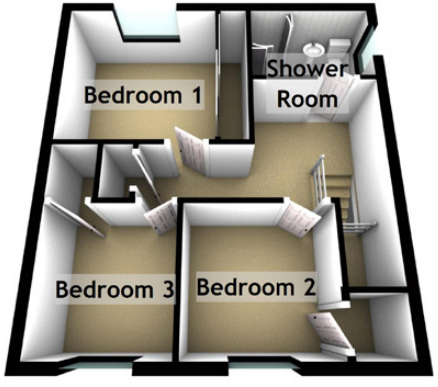
The upper level comprises of three, well-proportioned bedrooms, all of which have fitted storage and ample space for additional freestanding furniture if required. A tiled three piece shower room can also be found on this level and completes the accommodation internally.

The high specifications of this family home also include, both double glazing and gas central heating to radiators.

There is a well-tended rear garden, which is low maintenance and is fully enclosed. To the front of the property there is a grassed area and a driveway providing off-road parking for two vehicles which leads to a detached wooden garage.

Specifications





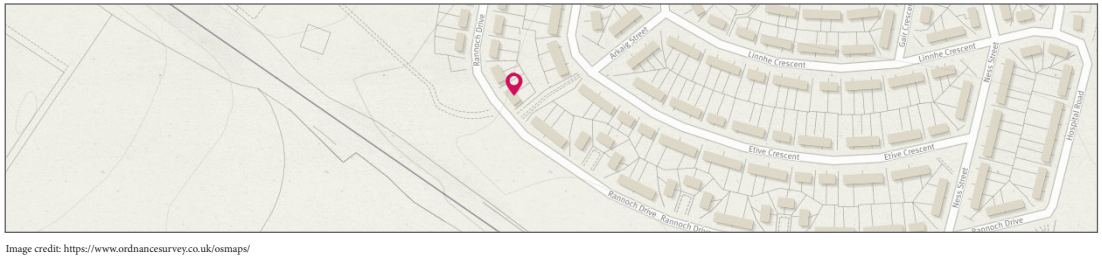


Image credit: https://www.ordnancesurvey.co.uk/osmaps/

Approximate Dimensions
(Taken from the widest point)

Lounge	6.55m (21'5") x 3.19m (10'4")
Kitchen	3.18m (10'5") x 3.16m (10'4")
Bedroom 1	2.88m (9'5") x 2.65m (8'8")
Bedroom 3	2.73m (8'11") x 2.28m (7'6")
Bedroom 2	2.72m (8'11") x 2.38m (7'10")
Shower Room	2.34m (7'8") x 1.52m (5')

Gross internal floor area (m^2) - $76m^2$

EPC Rating - D

Extras
(Included in the sale)

All floor coverings and integrated appliances.

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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



Text and description
SCOTT YULE
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
BRYONY STEWART
Designer

Tel. 01698 537 177 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk