




McEwan Fraser Legal
Solicitors & Estate Agents
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26 Murray Crescent
NEWMAINS, WISHAW, ML2 9EP

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3 BED



2 BATH



SINGLE
GARAGE

ENERGY

D

EPC RATING

WELL PRESENTED DETACHED VILLA
WITHIN QUIET RESIDENTIAL AREA

The property is well positioned within 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.

We are delighted to offer for sale this three

bedroom detached house presented to the market in good order throughout. The property itself has been well maintained by the current owners and offers comfortable accommodation, it would make for a fantastic family home and benefits include gas central heating and double glazing.

Internally, the accommodation extends to downstairs.

Entrance hall and W.C. A bright lounge with large picture window that floods the room with natural light, a useful modern kitchen/diner with views of the rear garden, a selection of contemporary wall and base units, integrated oven, hob and hood and space for a table and for chairs, making this the ideal kitchen for aspiring chefs. There is also hardwood flooring under the living room carpet. Upstairs comprises of a landing area, a good

sized master bedroom with a well-appointed en-suite, second bedroom to the rear of the property with fitted wardrobes, third bedroom to the front of the property and a three piece family bathroom suite comprises bath, sink and low level WC.

The property is monoblocked with a monoblocked walkway along the side heading towards the back. To the front of the property there is a driveway big enough for two cars, an attached garage, which could be easily converted; the rear garden is fully enclosed by fence, is mainly laid with astro turf and is a real sun trap in the summer months.

(Planning permission is pending at the moment to convert the garage into a room. It was received by the council on the 29th July and generally takes 6 - 8 weeks).



KITCHEN & LOUNGE



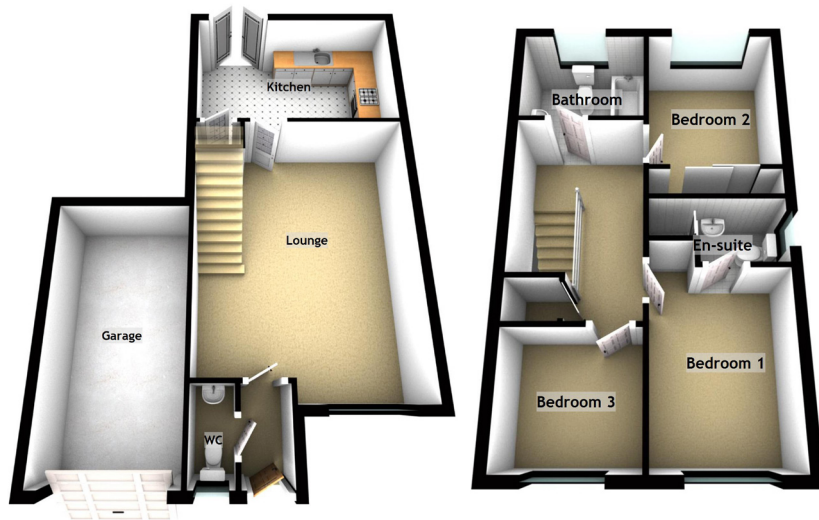
BEDROOMS & BATHROOM/WC



GARDEN AREA



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.37m (17'7") x 4.41m (14'6")
Kitchen	4.41m (14'6") x 2.74m (9')
Bedroom 1	3.84m (12'7") x 2.52m (8'3")
Bedroom 2	2.66m (8'9") x 2.39m (7'10")
En-suite	2.56m (8'5") x 1.35m (4'5")
Bedroom 3	2.92m (9'7") x 1.77m (5'10")
Bathroom	1.80m (5'11") x 1.76m (5'9")
WC	1.70m (5'7") x 0.80m (2'7")

Garage 5.16m (16'11") x 2.60m (8'6")

Gross internal floor area (m²)

75 m2

Extras

(included in sale)

All fitted carpets, floor coverings to remain and integrated appliances.



McEwan Fraser Legal
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Part
Exchange
Available



Text and description
SCOTT YULE
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EAMONN MULLANE
Designer

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