




McEwan Fraser Legal
Solicitors & Estate Agents
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25 MURRAY CRESCENT
NEWMAINS, NORTH LANARKSHIRE, ML2 9EP

25 Murray Crescent

The property is well positioned within Newmains. Shopping facilities are easily available with the 24 hour Asda being only a quarter 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.

McEwan Fraser Legal are delighted to offer to the market this modern two bedroom end terraced villa brought to the market in fantastic condition throughout. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout and would comfortably provide for a growing family. Upon entering the home it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living.

In more detail, the accommodation consists of:

At the lower level the spacious lounge with double glazed windows offering views over the front garden which flood the room with ample

natural light and also offers sufficient room for a variety of furniture arrangements and is finished throughout with a beautiful white floor tile.

The kitchen/Dining area has been well fitted to include a good range of floor and wall mounted units with matching worktop, which provides a fashionable and efficient work-space. It further benefits from oven, hob and extractor hood making this the ideal kitchen for an aspiring chef. The dining area has ample room for a medium sized table and chairs and offers access to the rear garden.

The upper level of this property boasts two bedrooms with ample room for free-standing furniture configurations and additional storage.

The family bathroom is also situated on the upper level which consists of a wonderful white two-piece vanity suite with double shower cubicle and completes the accommodation internally.

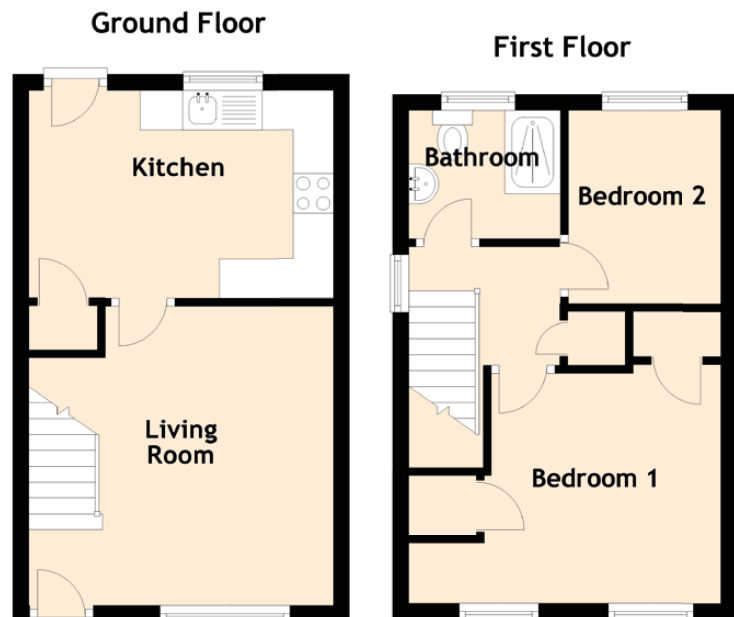
Externally the property mirrors the excellent condition internally and benefits from both front and rear private garden with the front predominantly laid to lawn with the rear garden area recently having a substantial makeover.

The property further benefits from gas central heating and double glazing and private off-street parking. Early viewing of this property is advised to avoid disappointment.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS AND MAP

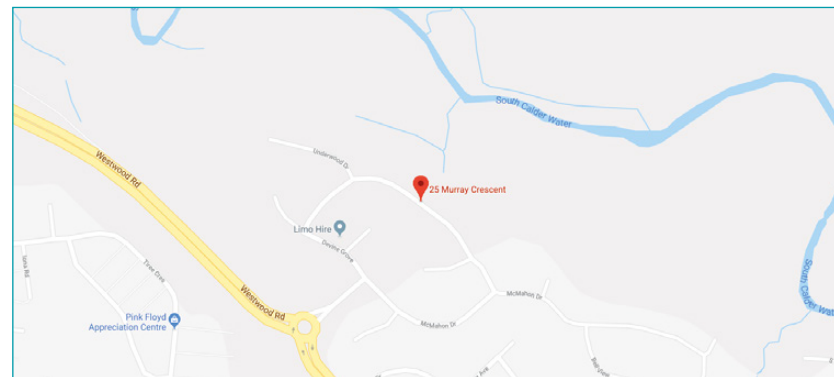


Approximate Dimensions (Taken from the widest point)

Living Room	3.83m (12'7") x 3.77m (12'4")
Kitchen	3.83m (12'7") x 2.62m (8'7")
Bedroom 1	3.84m (12'7") x 2.90m (9'6")
Bedroom 2	2.76m (9'1") x 1.92m (6'4")
Bathroom	1.91m (6'3") x 1.61m (5'3")

Gross internal floor area (m²): 50m²

EPC Rating: D



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