



MARY GLEN, CAMBUSNETHAN, WISHAW OFFERS OVER £249,995

An impressive four-bedroom detached villa located within a popular development. This superb family home offers a spacious and versatile layout over two levels and is presented to the market in excellent condition.

An impressive four-bedroom detached villa located within a popular development. This superb family home offers a spacious and versatile layout over two levels and is presented to the market in excellent condition.

The property benefits from a driveway on arrival which allows excellent parking for several vehicles. The garden grounds have been superbly well kept from the front to the rear, with the rear grounds being an impressive size and benefiting from excellent privacy levels.

The accommodation extends to; a welcoming reception hallway, front-facing lounge, dining area, fully fitted kitchen, and a second lounge/ bedroom.

On the upper floor, there are three well sized bedrooms with wardrobe space, master en suite and a three-piece bathroom. The home is heated via gas central heating and double glazed windows are installed throughout.

Cambusnethan is situated on the outskirts of Wishaw and has long been popular with the discerning buyer. This location favours commuters to both Glasgow and Edinburgh, with good transport links and road networks. The M8 and M74 road networks are close by giving access to Central Scotland and beyond. Nearby are the larger towns of Motherwell, Hamilton, and East Kilbride.

Council Tax Band: D



MARY GLEN, CAMBUSNETHAN, WISHAW
OFFERS OVER £249,995



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland			
		72	84
	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.