





Coltness

21 Rowan Street, Coltness, ML2 7EG

Independent Estates



Travel Directions

Head southeast on Main St / A721 toward Hill St. Take the first left onto Kenilworth Ave, continue to follow. At the roundabout take the 2nd exit onto kirk Rd continue to follow. Turn left at Coltness Rd. Take the 3rd left onto Ballater Crescent. Take the 1st left into Rowan Street. Follow street and property will be identified by our for sale sign.

Lounge	6.39m x 3.18m	Family/Kitchen/Dining	4.27m x 6.03m
Utility	1.57m x 2.33m	Cloakroom	2.14m x 1.12m
Bedroom One	3.81m x 4.11m	En-Suite	1.95m x 2.22m
Bedroom Two	4.13m x 3.14m	Bedroom Three	4.04m x 3.29m
Bedroom Four	3.55m x 3.59m	Bathroom	2.95m x 1.95m

Viewing: Strictly by appointment via Independent Estates

Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com
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Situated in the popular area of Coltness Wishaw yet within a short distance to the town centre of Wishaw with all its amenities and transport services. Rowan Street has easy access for commuting to Glasgow and Edinburgh via motorway and transport networks.

This fabulous Barratt detached villa offers attractive and contemporary family accommodation. The property is presented in pristine condition both internally and externally. Offering accommodation comprising: Entrance to property via front facing upvc door leading to entrance hallway. Entrance hallway with fitted carpet leads to lounge, dining kitchen, cloakroom wc, carpeted staircase with decorative balustrade and fitted storage. Front facing formal lounge with bay style front facing window formation and fitted carpet. Generous family kitchen diner with range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor and vinyl floor covering. The kitchen offers ample space for family dining and boasts rear facing bay style French doors opening out onto rear garden. Rear facing utility comprising fitted storage and work surfaces with plumbing for automatic washing machine. Utility also provides access to rear garden via half glazed upvc door. Cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and vinyl flooring.

Carpeted upper landing gives access to four bedrooms including family bathroom, fitted storage and loft hatch. Master bedroom with two front facing window formations, fitted wardrobes and carpet. Side facing master en-suite comprising double shower cubicle with power shower, low flush wc, wash hand basin, partially tiled walls and vinyl flooring. Bedroom two is rear facing with fitted carpet and wardrobes. Bedroom three is again rear facing with fitted carpet and wardrobes. Bedroom four is front facing with fitted carpet and wardrobes. Rear facing family bathroom comprising four piece suite including low flush wc, wash hand basin, bath, shower cubicle with power shower, partially tiled walls and vinyl flooring.

The property benefits from full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders. Double car mono-blocked driveway leading to single garage with up and over door, power and lighting. Rear garden has been fully landscaped incorporating large decorative paved patios and lawn area. The garden has been tastefully planted with variety of shrubs and plant specimens and is fully enclosed via six foot timber fencing for additional privacy.

EXTRAS - All floor coverings, light fittings and window blinds.
EPC-C

Offers Over £235,000

