



## 84 Berryhill Crescent

, Wishaw, ML2 0NF

**Offers over £189,500**

CLOSING DATE SET - TUESDAY 8TH DECEMBER AT NOON!

A bright, spacious and well presented detached villa situated within a popular modern development.

The accommodation is found over two levels and comprises on the ground floor, reception hallway, great sized dining kitchen, rear facing lounge with French doors offering access and overlooking the rear garden, a separate front facing dining room currently being utilised as an Office and a cloakroom/wc. Upstairs there are four good-sized bedrooms, (master ensuite with double wardrobes) and family bathroom.

Further benefits include Double Glazing, Gas Central Heating, private enclosed landscaped garden grounds to rear with a double driveway and integral garage to front

The town of Wishaw provides a good choice of shopping facilities and has several schools nearby. The Lanarkshire area offers a wide choice of sports facilities including golf, tennis, bowling, swimming and country parks including Strathclyde Country Park and Chatelherault Park. For those commuting by bus or train there are excellent links to the surrounding towns and cities including Glasgow and Edinburgh via the nearby Train Stations and easily accessible M8 and M74 Motorway networks.

EPC C.

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious detached villa
- 4 bedrooms
- Master e/s and downstairs cloak/wc
- Landscaped garden grounds
- Integral Garage
- Great sized Kitchen Diner



4



3



1



## Floor Plan



## Area Map



## Energy Efficiency Graph



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