



Gill Road
Overtown, ML2 0QB

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Gill Road
Wishaw
ML2 0QB

Detached

4 Bedrooms
3 Receptions
3 Bathrooms



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KEY FEATURES

- Immaculate detached family home which has been recently upgraded throughout
- Spacious lounge with oak flooring and fresh, neutral decor
- Stunning kitchen with 2-tone grey high gloss wall and floor units
- Open plan dining room leading to a fantastic conservatory
- 4 good sized bedrooms, all of which have fitted storage
- Family bathroom suite, ensuite shower room and downstairs WC all recently refitted and fully tiled
- Monoblock driveway and integral garage to front. Low maintenance garden to rear with decked patio
- Close to local amenities and public transport links
- Easy access to M8 and M74 motorways
- COUNCIL TAX BAND: E - EPC RATING: C

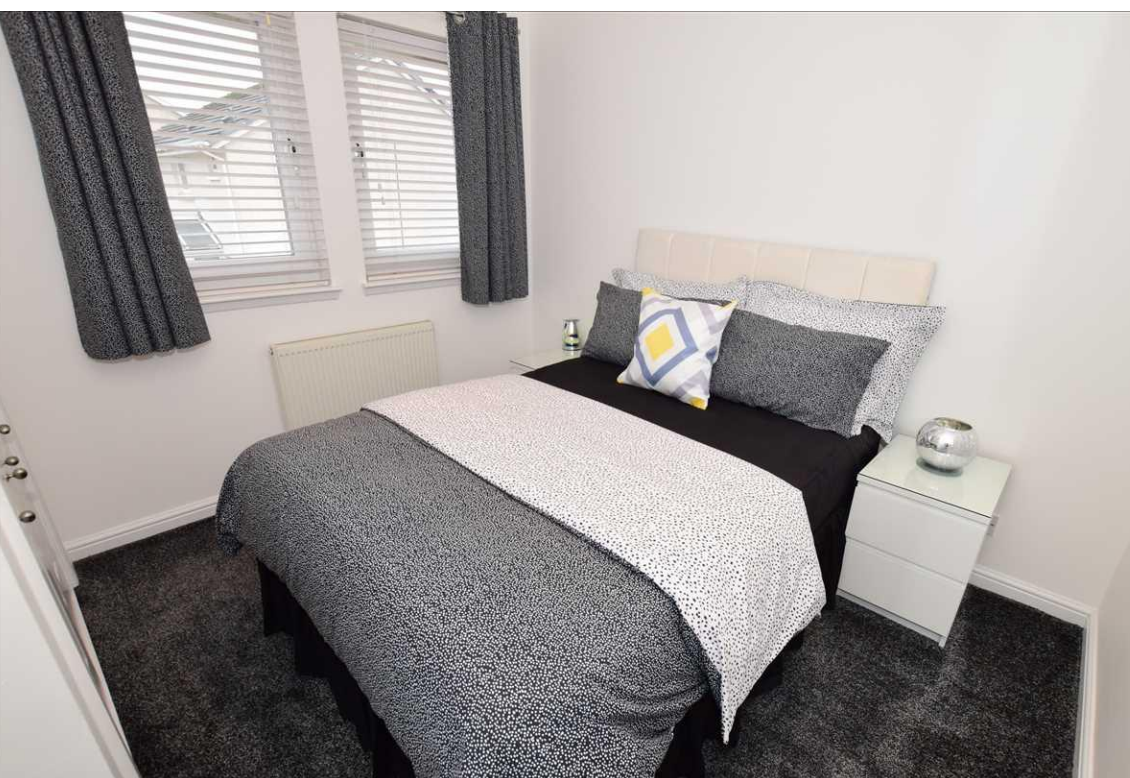


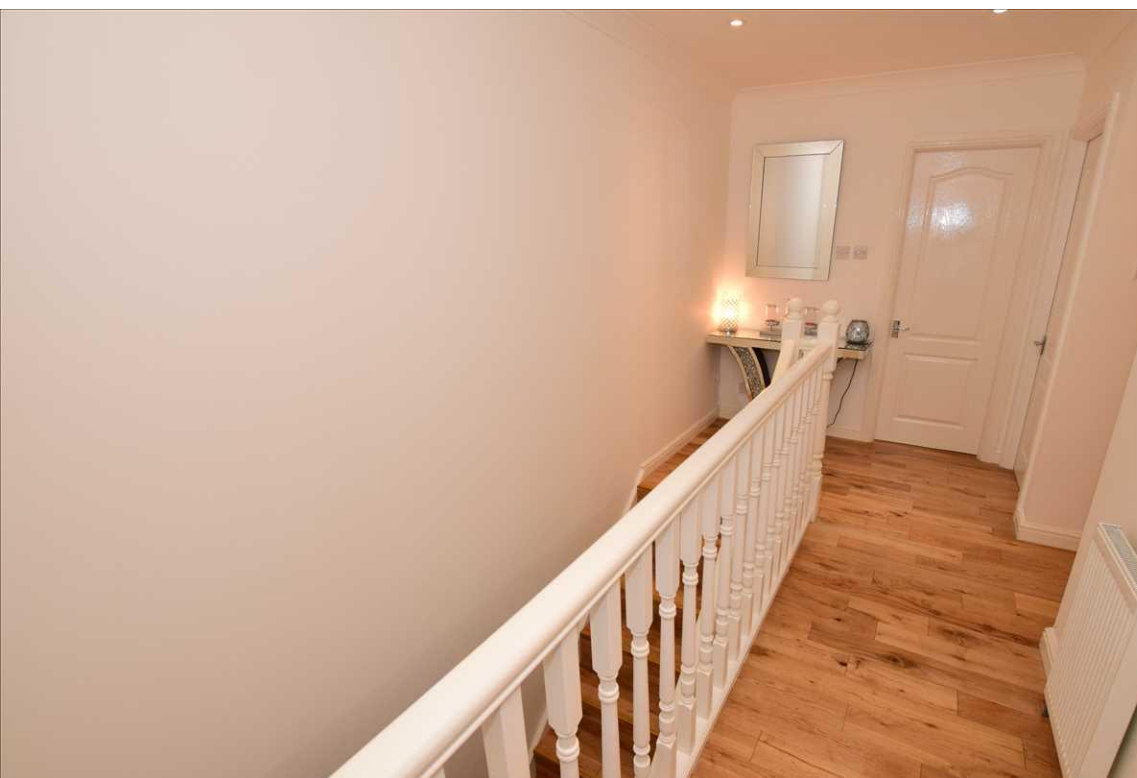
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Gill Road, Wishaw, ML2 0QB

Move On are delighted to present to the market this absolutely gorgeous 4 bedroom detached villa in Overtown, Wishaw - Gill Road.

This impressive home has been recently upgraded throughout, and is in immaculate, walk-in condition. The accommodation features: a welcoming entrance hallway which leads to a spacious lounge with oak flooring and fresh, neutral decor; Stunning modern fitted kitchen with 2-tone high-gloss grey wall and floor units, tiled flooring, and an open plan dining room which takes you to a fantastic conservatory; convenient downstairs WC; 4 bedrooms on the first floor- all of which have fitted wardrobes; ensuite shower room in the main bedroom; and a stylish family bathroom suite finished with grey wall and floor tiles, and a free standing bath. There is gas central heating and double glazing.

Externally there is a monoblock driveway to the front leading to the integral garage, and to the rear is a low maintenance landscaped rear garden which has a high degree of privacy, and features a decked patio area, clothes drying area and hot tub shelter.

Gill Road is a quiet cul-de-sac location situated just off the Main Street in Overtown, Wishaw on the outskirts of the Clyde Valley. There are a range of schools, public transport links and local amenities nearby for day-to-day shopping with a larger selection of retail and leisure facilities in the nearby Wishaw town centre including major supermarkets, Sports centre, Golf clubs, and a mix of major brand retailers and independent shops. For those commuting by car, the M74 and M8 are within easy reach. Nearby towns include Motherwell, Hamilton, Carluke, Larkhall and Lanark.

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ROOM MEASUREMENTS

Lounge: 5.24m (17' 2") x 4.56m (15' 0")

Dining Room: 3.39m (11' 1") x 2.26m (7' 5")

Kitchen: 3.41m (11' 2") x 2.88m (9' 5")

Conservatory: 3.20m (10' 6") x 2.90m (9' 6")

Downstairs WC: 1.87m (6' 2") x 1.20m (3' 11")

Bedroom 1: 4.10m (13' 5") x 2.70m (8' 10")

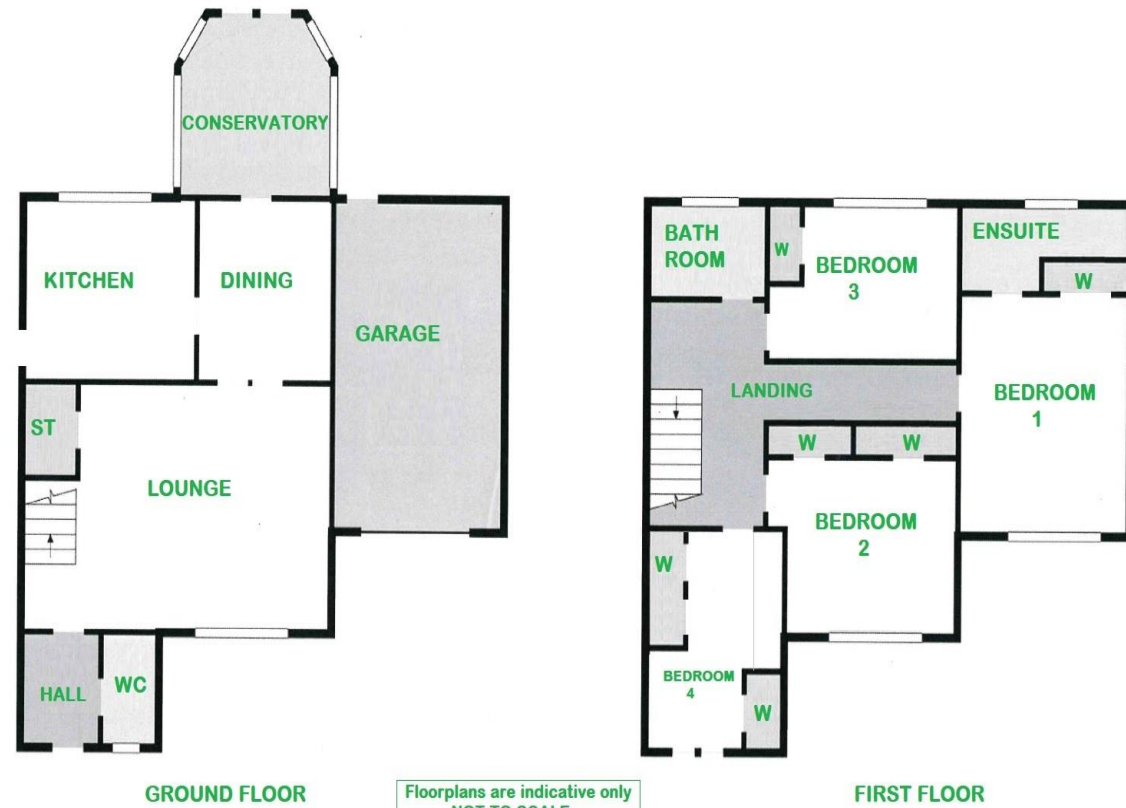
Ensuite: 2.34m (7' 8") x 1.65m (5' 5")

Bedroom 2: 3.25m (10' 8") x 3.12m (10' 3")

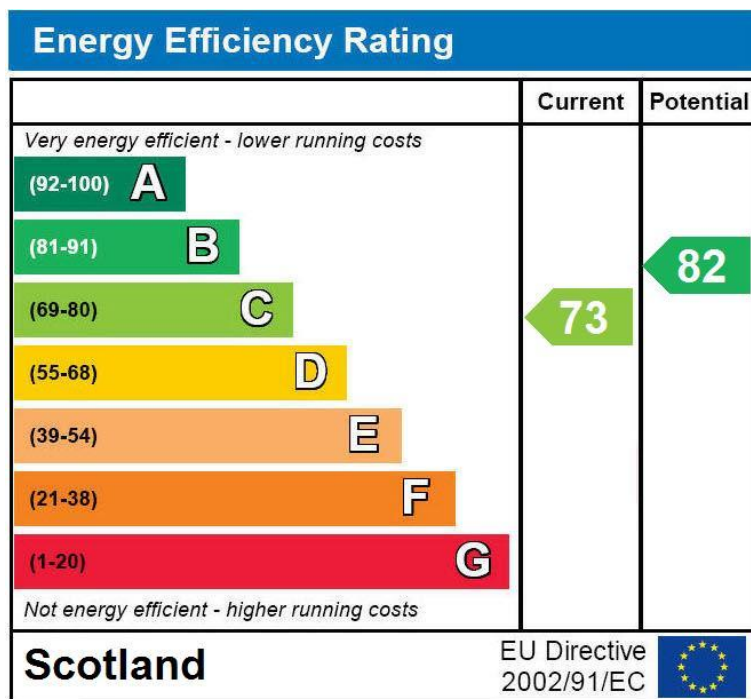
Bedroom 3: 3.21m (10' 6") x 3.10m (10' 2")

Bedroom 4: 3.90m (12' 10") x 2.50m (8' 2")

Bathroom: 2.11m (6' 11") x 1.98m (6' 6")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

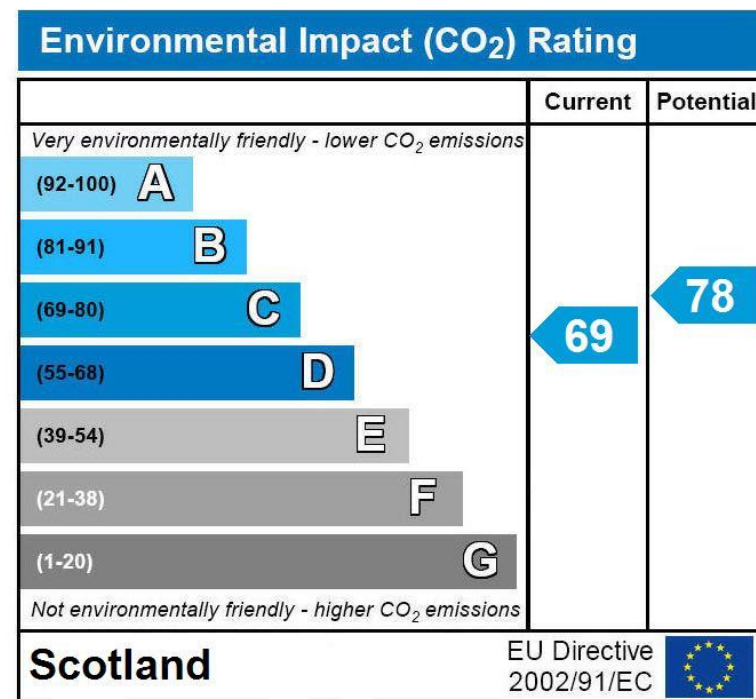


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (69)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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