



East Thornlie Street
Wishaw, ML2 8AU

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East Thornlie Street
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ML2 8AU

Semi

2 Bedrooms
2 Receptions
2 Bathrooms



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KEY FEATURES

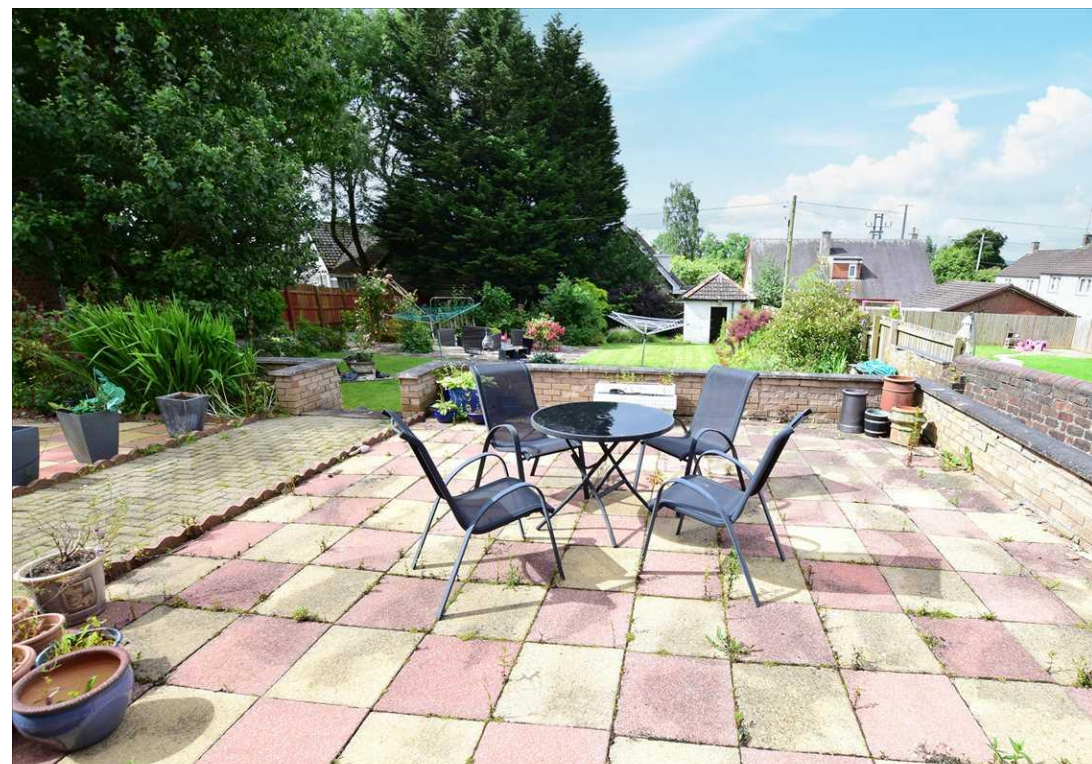
- Traditional semi-detached home with a lovely layout and in excellent condition through
- Bright, rear facing lounge with neutral decor, high ceiling, original cornice and feature fireplace
- Separate dining room
- Modern kitchen with oak coloured wall and floor units, tiled flooring and splashback
- 2 double bedrooms
- Main bathroom on the ground floor + ensuite shower room on the first floor in bedroom 1
- Layout could be altered to use the lounge as a 3rd bedroom, and the dining room as a lounge
- Sizeable rear garden with large lawn area and patio. Driveway to the front
- Within walking distance of Wishaw town centre, shops, bars, restaurants and supermarkets.
- COUNCIL TAX BAND: D EPC RATING: D



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East Thornlie Street, Wishaw, ML2 8AU

Move On are delighted to present to the market this traditional 2/3 bedroom semi-detached villa in Wishaw - East Thornlie Street.

This charming and well presented home has an impressive blend of original and modern features, a lovely layout, and offers spacious and versatile living accommodation over 2 levels. On the ground floor there is a good sized, modern kitchen with a range of walnut oak coloured wall and floor units, tiled flooring & splashback, and an integrated fridge freezer; this leads to the dining room which has original wooden flooring and a feature alcove. There is a spacious and bright, rear facing lounge with tasteful decor, original cornice and a feature fireplace. On the upper floor there are 2 double bedrooms. There is a main bathroom on the ground floor, and an ensuite shower room on the first floor from the main bedroom. An alternative layout would be to use the current dining room as the main lounge, allowing the lounge to be a large 3rd bedroom. The property has gas central heating with a new boiler installed around 2022 and recently upgraded double glazing windows.

Externally there is a low maintenance front garden and driveway which has a mix of paving and chipped stones; and to the rear is a sizeable garden which has a large lawn area, perimeter paving, patio area and a brick outbuilding.

East Thornlie Street is a desirable location situated just off Caledonian Road in Wishaw, within walking distance of the town centre which has a large selection of retail and leisure facilities including major supermarkets Tesco, Aldi, Lidl and Morrisons; Wishaw Sports Centre and Golf Club; Caledonian Retail Park; and Belhaven Park. For those commuting, there is a train Station in Wishaw town centre, and the M74 and M8 are easily accessible. Nearby towns include Carluke, Motherwell, and Hamilton.

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ROOM MEASUREMENTS

Lounge/Bedroom 3: 4.60m (15' 1") x 4.20m (13' 9")

Lounge/Dining: 4.40m (14' 5") x 3.60m (11' 10")

Kitchen: 3.17m (10' 5") x 3.10m (10' 2")

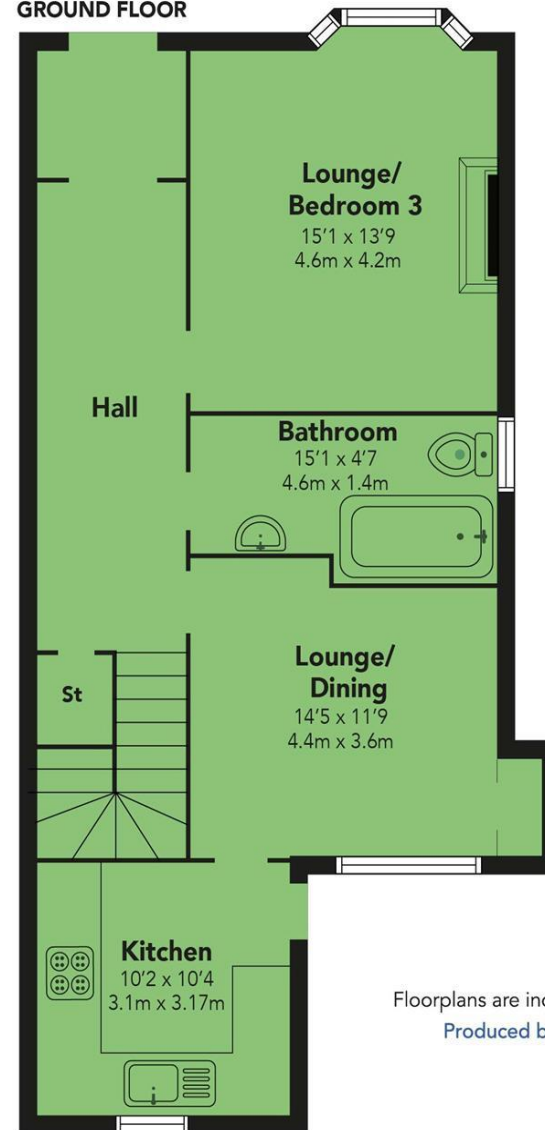
Bathroom: 4.60m (15' 1") x 1.10m (3' 7")

Bedroom 1: 4.20m (13' 9") x 3.90m (12' 10")

Ensuite: 2.30m (7' 7") x 1.10m (3' 7")

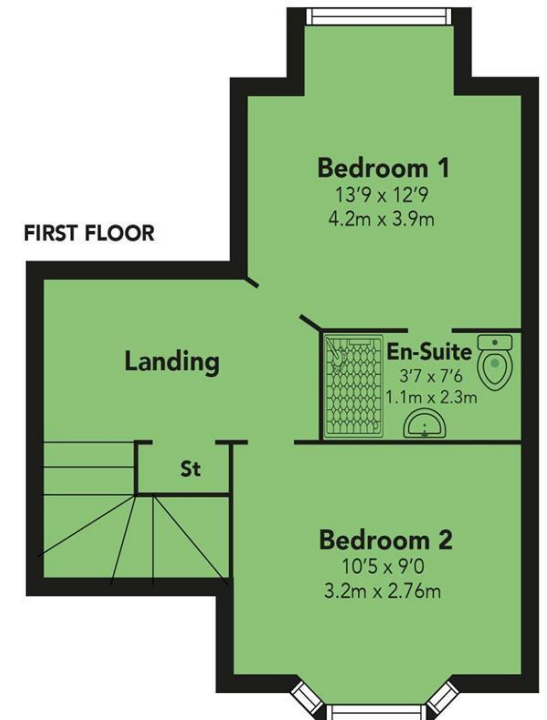
Bedroom 2: 3.20m (10' 6") x 2.76m (9' 1")

GROUND FLOOR



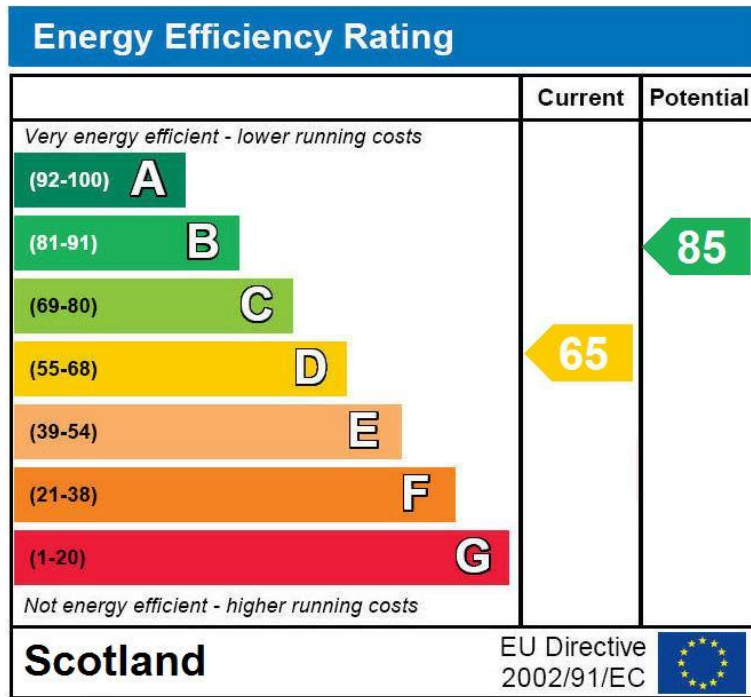
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FIRST FLOOR



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

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.

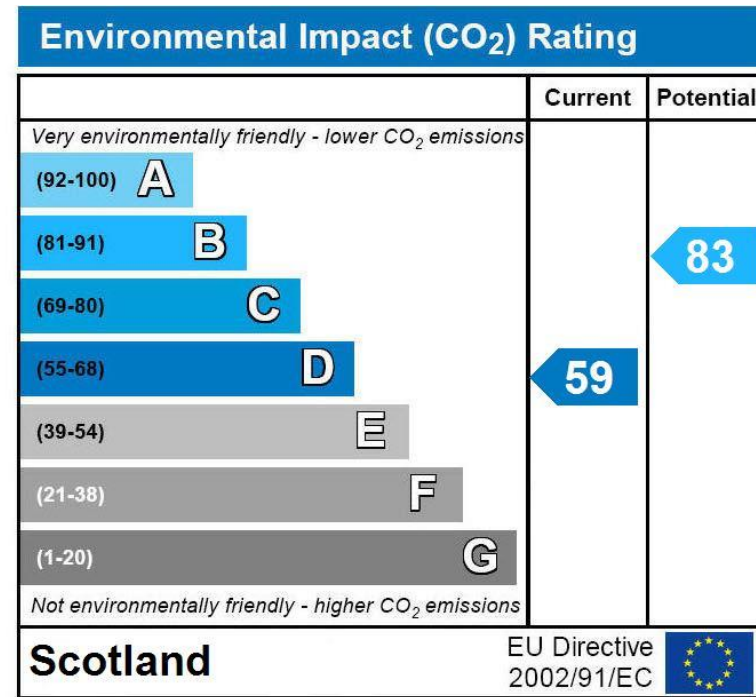


Energy Efficiency Rating

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 D (65)**. 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 D (59)**. 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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