



Wingate Street
Wishaw, ML2 7UW

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Wingate Street
Wishaw
ML2 7UW

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Fully refurbished ground floor flat with own main door entry
- Freshly painted, new carpets and floor coverings throughout
- Bright, rear facing lounge
- Stunning new kitchen with grey high gloss units, white marble effect worktops, and tiled flooring
- New Bathroom suite with shower over the bath
- 2 double bedrooms
- 2 car driveway to the side, good sized rear garden laid to lawn
- Handy for transport links - close to M74 and M8 motorway
- Close to Wishaw town centre, shops, supermarkets and Leisure Centre
- COUNCIL TAX BAND: A - EPC RATING: C



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Wingate Street, Wishaw, ML2 7UW

Move On are delighted to present to the market this stunning 2 bedroom lower cottage flat located in Wishaw - Wingate Street.

On arrival at the property, the flat has its own main door entry, and off the welcoming hallway is a bright, neutrally decorated lounge with grey carpeted flooring. There is a brand new kitchen with a range of grey high gloss wall and floor units, contrasting white marble effect worktops, and tiled flooring. Both the bedrooms are generous doubles. The bathroom is fully fitted with modern shower wall, white sanitary ware, and a shower over a 'P' shaped bath. There is gas central heating and double glazing.

Externally there is a 2 -3 car driveway to the side, and a large garden area to the rear which is laid to lawn.

The flat has been fully refurbished throughout and is in true walk-in condition - a perfect buy for anyone looking to put their furniture down with no decorating!

Wingate Street is located just outside Wishaw town centre, close to all the local amenities including shops, bars, restaurants, and supermarkets. Wishaw has its own train station, and for those commuting by car the M74 and M8 motorway networks are nearby. There is also lots of leisure and recreational facilities in the area including sports centres, swimming pools, gyms,

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ROOM MEASUREMENTS

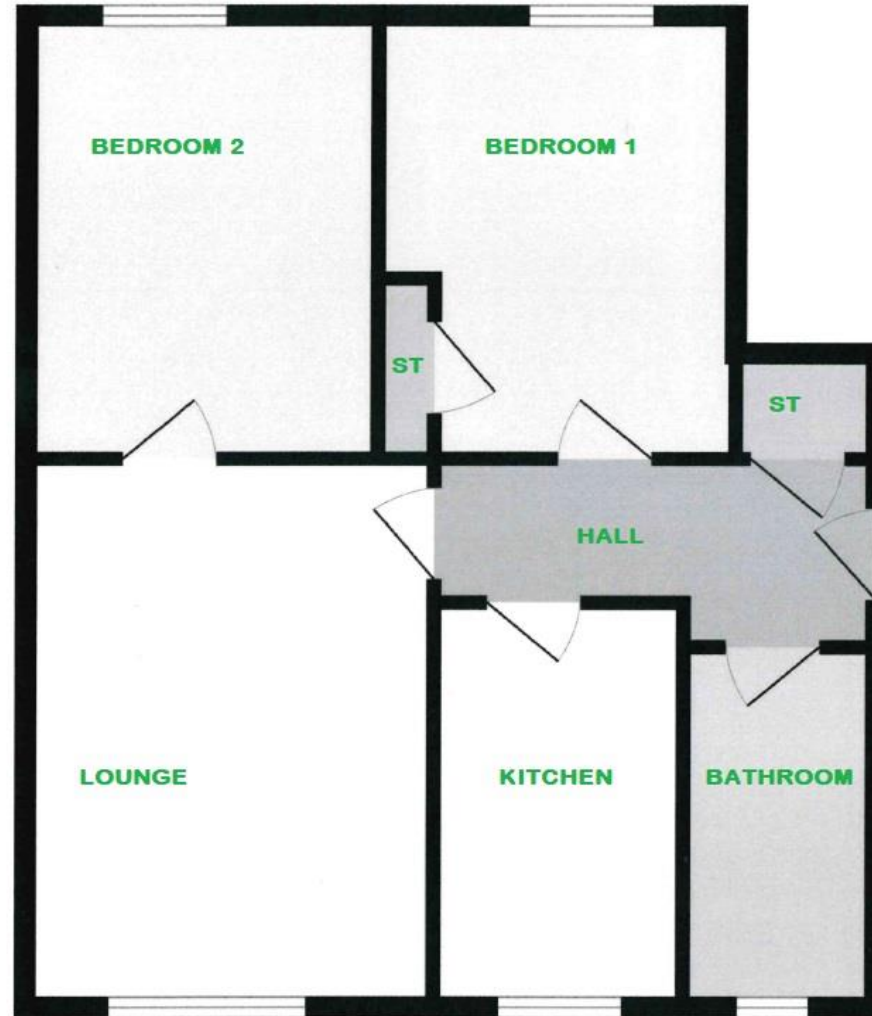
Lounge: 4.50m (14' 9") x 3.20m (10' 6")

Kitchen: 3.40m (11' 2") x 2.20m (7' 3")

Bedroom 1: 3.60m (11' 10") x 3.20m (10' 6")

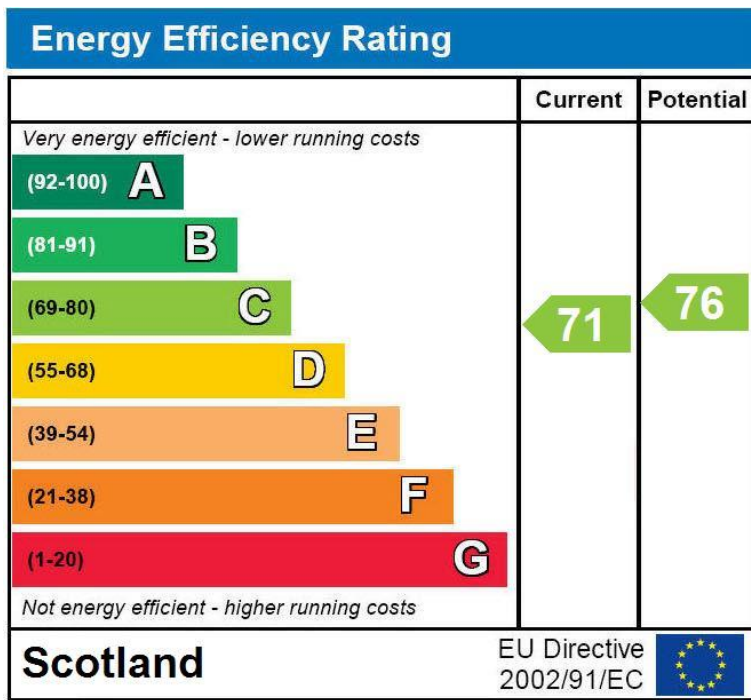
Bedroom 2: 3.60m (11' 10") x 3.20m (10' 6")

Bathroom: 3.10m (10' 2") x 1.50m (4' 11")



Floorplans are indicative only - NOT TO SCALE

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.

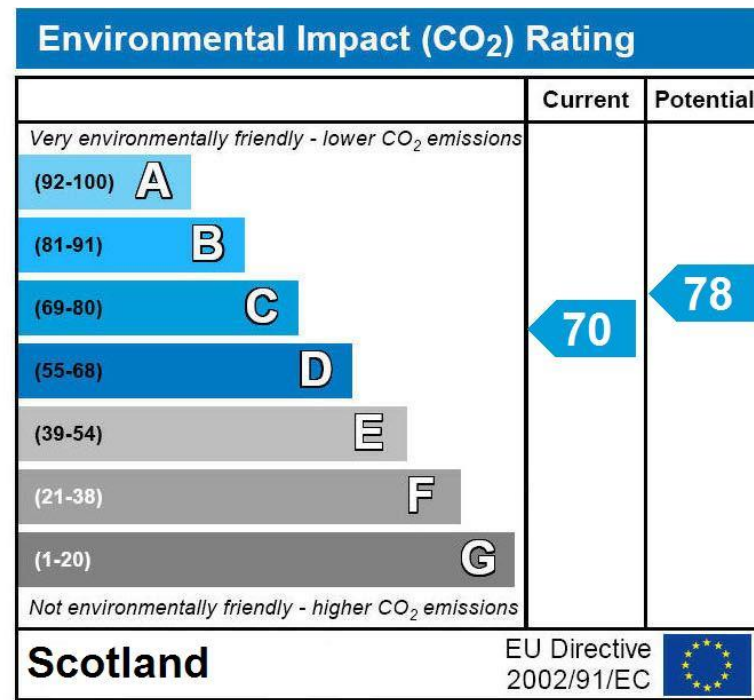


Energy Efficiency Rating

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 (71)**. 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 (70)**. 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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