

Beauly Crescent
Wishaw, ML2 8EG

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End Terrace

2 Bedrooms
1 Reception
2 Bathrooms

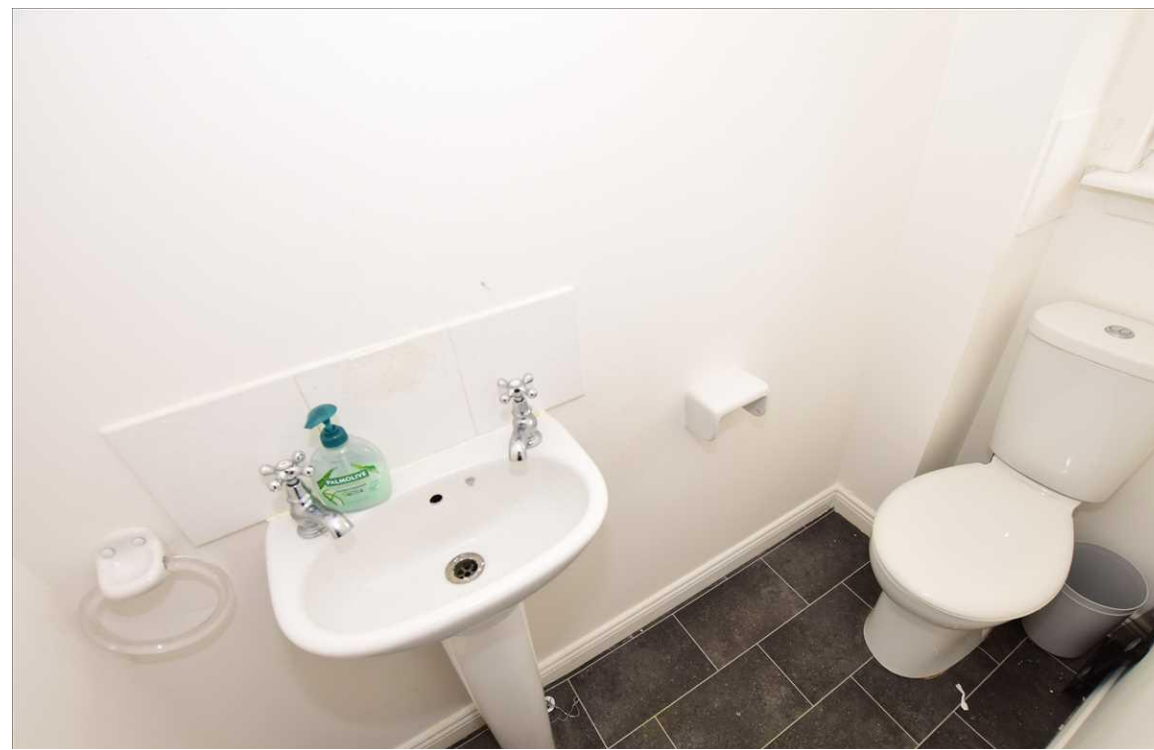


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KEY FEATURES

- **Lovely 2 bedroom end terraced house**
- **Bright lounge with fresh neutral decor & french doors leading to the rear garden**
- **downstairs WC**
- **Light oak kitchen with contrasting black worktops & tiled splash back**
- **2 double bedrooms with built in wardrobes in the master**
- **Fully tiled bathroom with over-bath shower**
- **Driveway to the front & easy to maintain, enclosed garden to the rear**
- **Within walking distance of Wishaw town centre**
- **Ideally located for transport links, with M8 and M74 motorways nearby**
- **COUNCIL TAX BAND :C - EPC RATING : C**



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Beauly Crescent, Wishaw, ML2 8EG

Move On are delighted to present to the market this lovely 2 bedroom end terraced home in Wishaw - Beauly Crescent.

On the ground floor there is a bright, rear facing lounge with neutral decor, laminate flooring and french doors overlooking the rear garden; fitted kitchen with light oak units, contrasting black worktops and white tiled splash; and a convenient downstairs WC. On the upper floor there are 2 double bedrooms with fitted wardrobes in the master bedroom; and a fully tiled bathroom with white sanitary-ware and an over-bath shower.

Externally, to the front of the property there is a driveway, with additional visitors parking bays available in the street; and at the rear of the property there is an easy to maintain enclosed garden which is laid to lawn.

Beauly Crescent is located in a popular modern development in the Dimsdale area of Wishaw, just outside the town centre.. There are lots of local amenities within a short walk, including shops, bars, restaurants and schools. Wishaw also has its own sports centre and golf club. For those commuting there are local bus links and Wishaw train station is nearby. Both the M74 and M8 motorways are within easy reach.

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ROOM MEASUREMENTS

Lounge: 4.18m (13' 9") x 4.00m (13' 1")

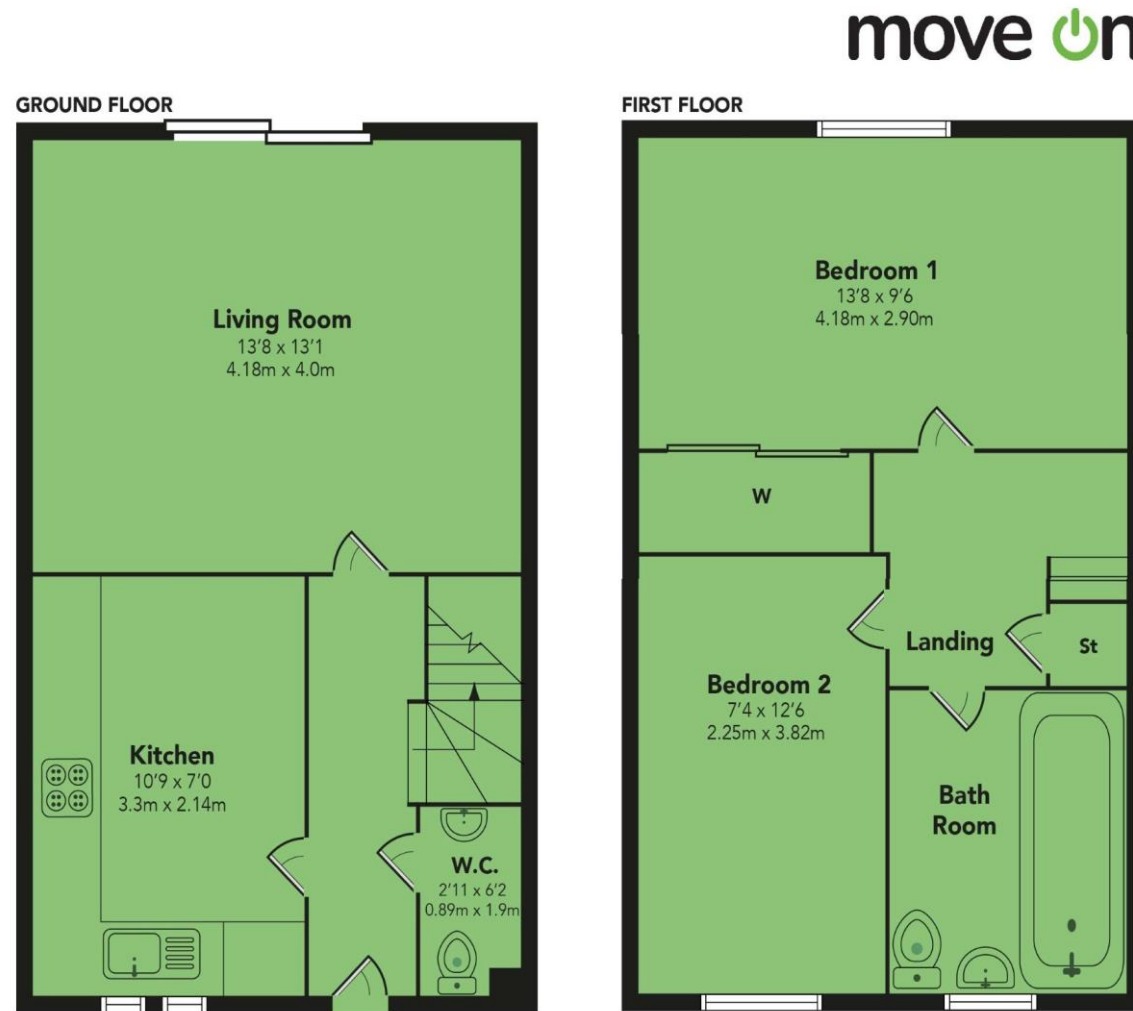
Kitchen: 3.30m (10' 10") x 2.14m (7' 0")

Downstairs WC: 1.90m (6' 3") x 0.98m (3' 3")

Bedroom 1: 4.18m (13' 9") x 2.90m (9' 6")

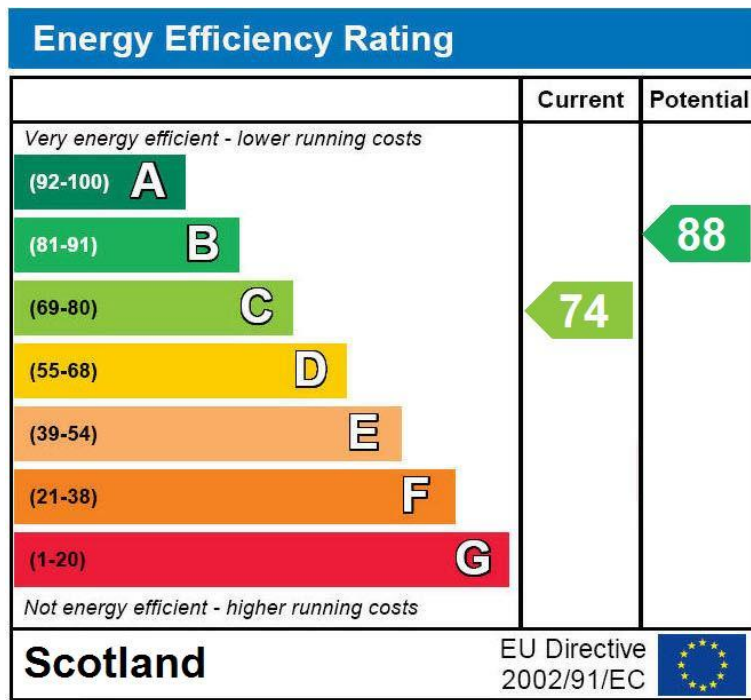
Bedroom 2: 3.82m (12' 6") x 2.25m (7' 5")

Bathroom: 2.00m (6' 7") x 1.93m (6' 4")



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.

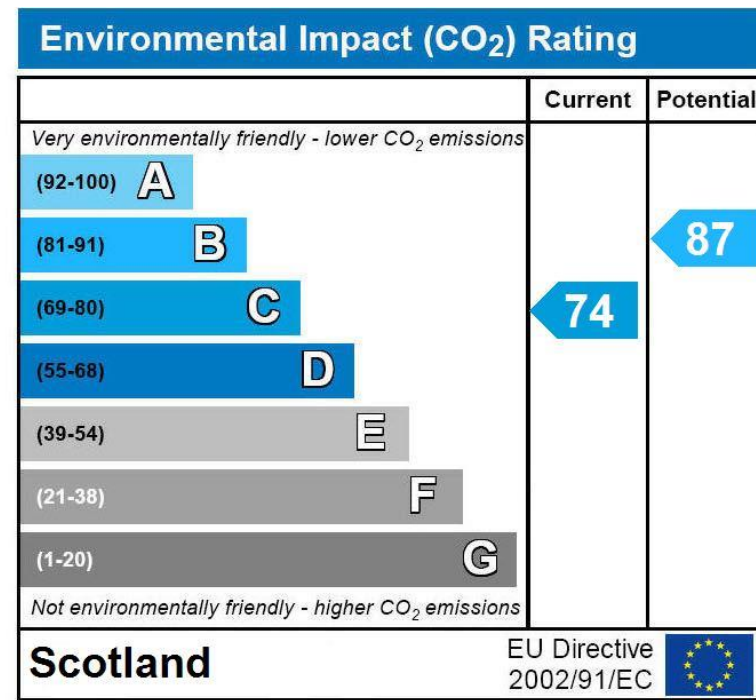


Energy Efficiency Rating

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 (74)**. 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 (74)**. 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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