



14 Steel Place, Wishaw, ML2 0NJ
Offers Over £175,000

Empire Property are delighted to present to the market this well-presented two-bedroom semi-detached home, situated within a popular residential development in Wishaw.

Offering well-proportioned accommodation over two levels, the property would make an excellent purchase for first-time buyers, couples, young families or those looking to downsize.

The ground floor comprises a welcoming entrance hallway, convenient downstairs WC and a bright and spacious lounge. To the rear is the fitted kitchen with a dedicated dining area, creating a practical and sociable space for everyday living and entertaining. French doors open directly from the kitchen/dining area onto the rear garden, providing a great connection between the indoor and outdoor space.

Upstairs, the property offers two well-proportioned bedrooms, including a generous principal bedroom, together with the family bathroom featuring a bath with shower over.

Further benefits include gas central heating and uPVC double glazing.

Externally, the property benefits from garden grounds to the front, side and rear, providing excellent outdoor space, while a private driveway provides convenient off-street parking.

Steel Place forms part of an established residential development in Wishaw, with a range of local amenities available nearby. Wishaw town centre, schools and transport connections are also within easy reach.

Combining a spacious lounge, kitchen/dining area with direct garden access, downstairs WC, two good-sized bedrooms, private gardens and off-street parking, this attractive semi-detached home is likely to appeal to a wide range of buyers.

Early viewing is highly recommended to fully appreciate the accommodation and location on offer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	EU Directive 2002/91/EC	

