



**Murray Crescent**  
Newmains, Wishaw, ML2 9EP

**move**  **on**

Murray Crescent  
Wishaw  
ML2 9EP

Detached

3 Bedrooms  
1 Reception  
Dining kitchen  
3 Bathrooms



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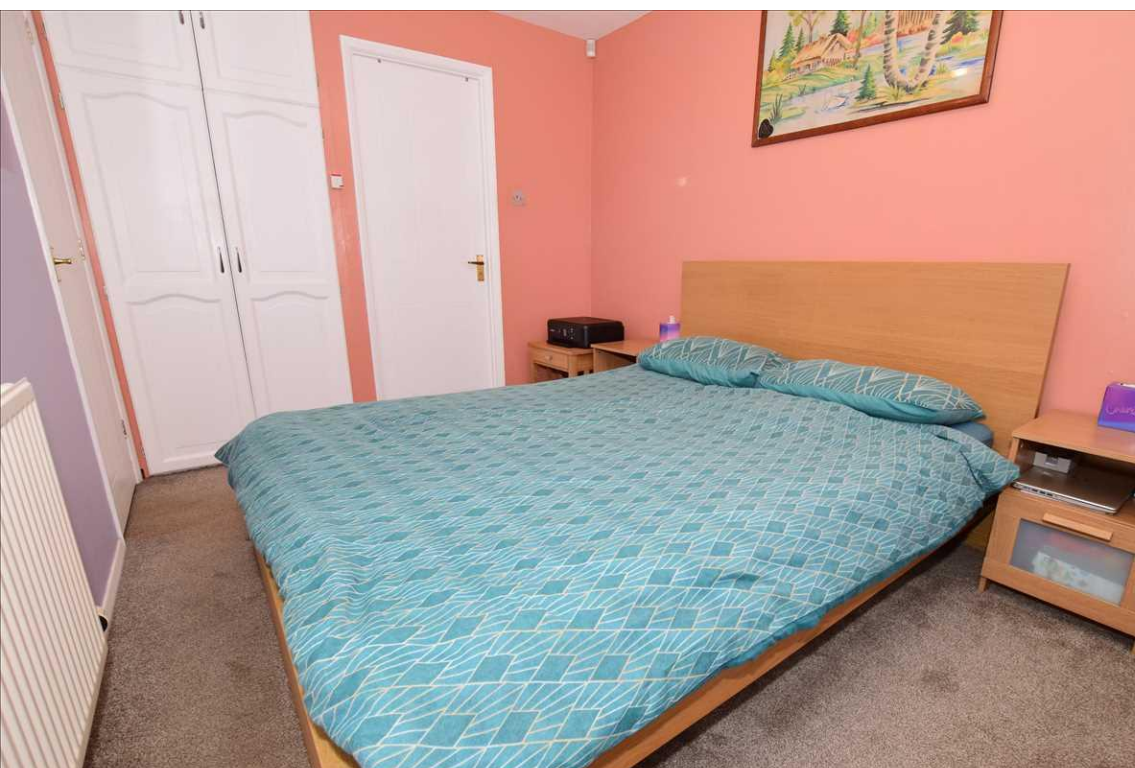
## KEY FEATURES

- Well presented detached home in popular location
- Bright, front facing lounge with laminate flooring
- Modern kitchen with cream high gloss wall and floor units, space for dining and patio doors leading out to the rear garden
- 3 bedrooms - 2 doubles with fitted wardrobes and a single
- Ensuite shower room, main bathroom + downstairs WC
- Driveway and integral garage
- Enclosed, low maintenance rear garden with lots of privacy
- Close to local amenities in Newmains and Wishaw, as well as Cleland and Wishaw train stations
- Just a few moments drive from M8 motorway
- COUNCIL TAX BAND: C - EPC RATING: C



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## Murray Crescent, Wishaw, ML2 9EP

Move On are delighted to present to the market this 3 bedroom detached villa in Newmains, Wishaw - Murray Crescent.

This lovely home is in great condition throughout and the accommodation features: A bright and spacious, front facing lounge with laminate flooring; modern kitchen with cream wall and floor units, contrasting worktops, space for dining and patio doors leading out to the rear garden; convenient downstairs WC; 3 bedrooms (2 doubles with fitted wardrobes and a single); ensuite shower room; and family bathroom. There is gas central heating and double glazing.

Externally there is a fully enclosed, and very private rear garden, which is fairly low maintenance, with a decked patio area, paved clothes drying area, decorative chipped stones, and an open outlook to the rear. To the front is a small lawn area, and a driveway leads to the integral garage.

Murray Crescent is a popular location in Newmains, within easy reach of local amenities including shops, supermarkets, leisure facilities and schools. For those commuting by car, the M8 motorway is just a few minutes' drive, connecting the M74, M73 and beyond.

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## ROOM MEASUREMENTS

Lounge: 5.30m (17' 5") x 4.30m (14' 1")

Kitchen / Dining: 4.30m (14' 1") x 2.70m (8' 10")

Downstairs WC: 1.90m (6' 3") x 0.90m (2' 11")

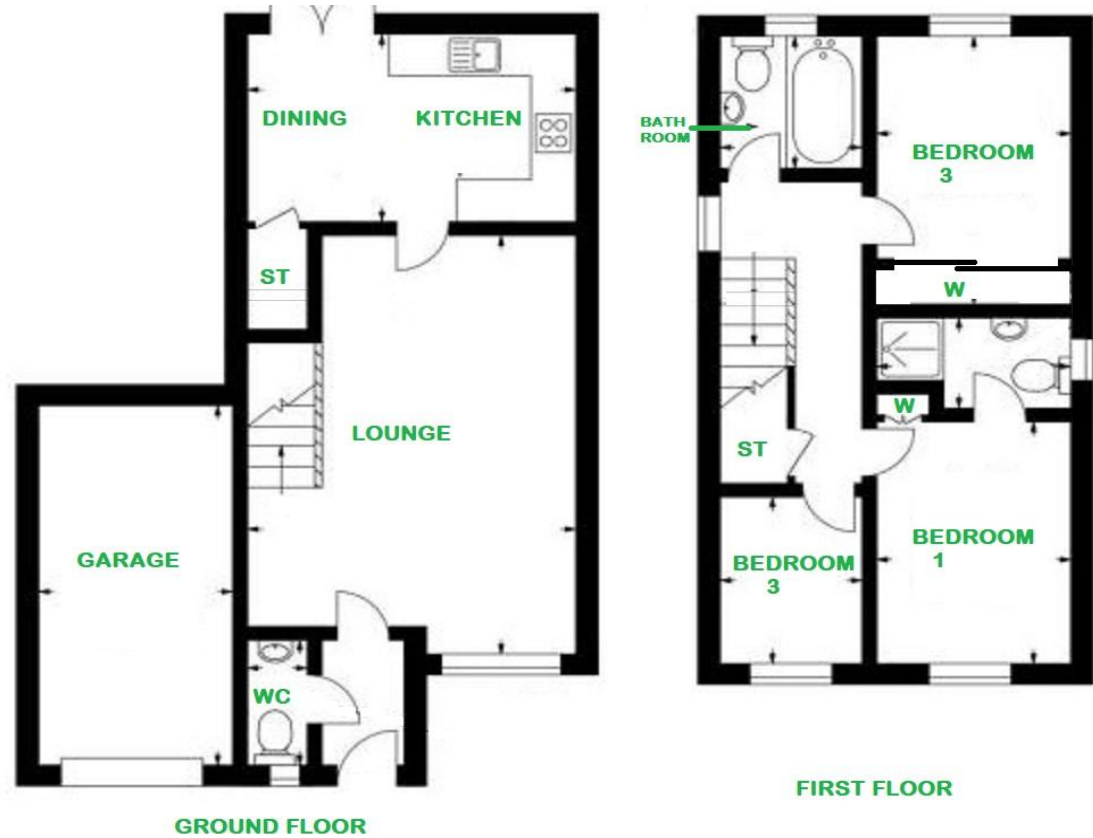
Bedroom 1: 3.60m (11' 10") x 2.60m (8' 6")

Ensuite: 2.50m (8' 2") x 1.50m (4' 11")

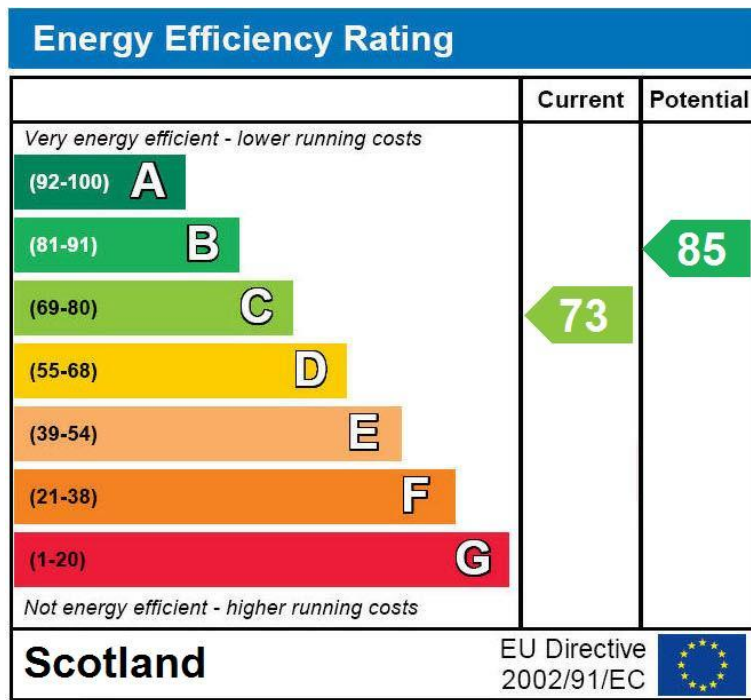
Bedroom 2: 2.60m (8' 6") x 2.60m (8' 6")

Bedroom 3: 2.70m (8' 10") x 1.70m (5' 7")

Bathroom: 1.80m (5' 11") x 1.80m (5' 11")



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.

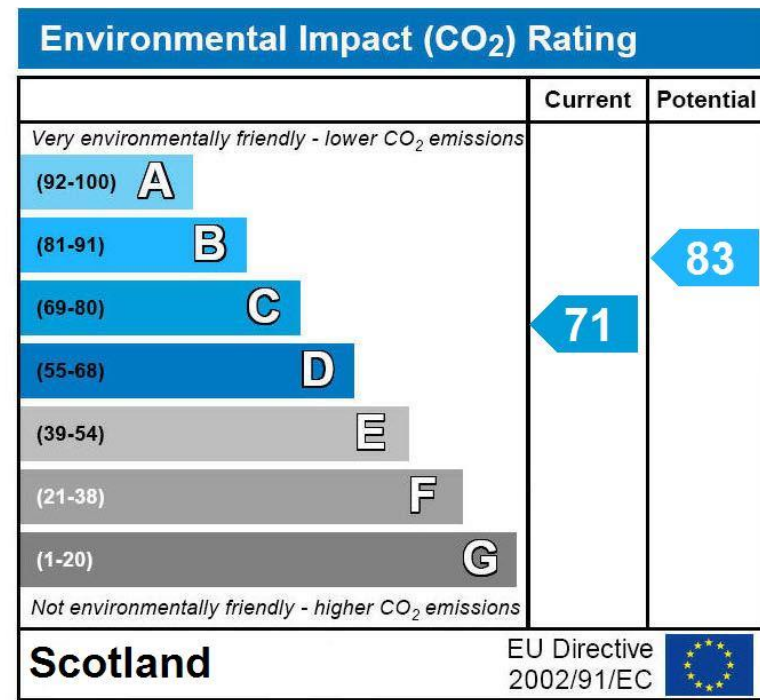


### Energy Efficiency Rating

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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (71)**. 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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