



## 37 Langholm Crescent

Wishaw, ML2 7HE

**Offers over £98,000**

### NEWLY REFURBISHED END TERRACED VILLA!

Situated within a popular pocket of Wishaw and offering generous modern accommodation over two levels, lies this spacious end terraced villa, situated minutes from the Town Centre and all amenities.

Newly refurbished and decorated throughout with a new bathroom suite and carpets fitted.

The accommodation comprises entrance hall, lounge with ample space for dining and dual aspects to front and rear, fitted kitchen, two good sized double bedrooms and newly installed bathroom.

Set within substantial garden grounds and off street parking to front, the home is heated via gas central heating with new radiators and double glazing throughout.

The property offers a fantastic opportunity to the first time buyer, buy to let investor or indeed the young family market.

The property is located close by to central Wishaw which offers a wide range of shopping facilities, sports facilities and schooling. There are also excellent bus and train services linking the surrounding towns and cities and for those commuting by car, there is access to the M74 both North and Southbound which in turn links to the M8 to Glasgow and Edinburgh.

EPC D.

### Viewing

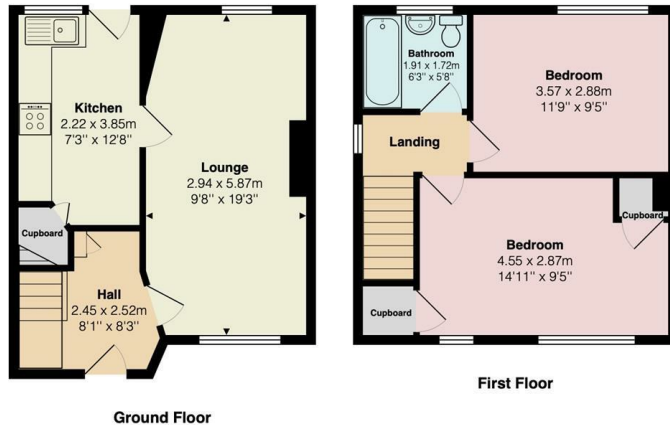
Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- End Terraced Villa newly refurbished throughout
- Two double bedrooms
- Double Glazing
- Gas Central Heating with new radiators
- Parking to front
- Large rear garden
- New Carpets throughout
- freshly decorated
- New Bathroom suite



## Floor Plan

37 Langholm Crescent, Wishaw



Total Area: 65.3 m<sup>2</sup> ... 703 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.