



## 39 Lauder Crescent

, Wishaw, ML2 7HF

**Offers over £93,000**

Situated within a popular pocket of Wishaw and offering generous accommodation over two levels lies this spacious semi detached villa situated within a corner plot in Lauder Crescent, minutes from the Town Centre and all amenities. Newly carpeted and freshly decorated throughout, internal viewing is a must!

The accommodation comprises entrance hall, lounge with focal fire and dual aspects to front and rear, fitted kitchen, two double bedrooms and shower room.

The home is heated via gas central heating and double glazed windows are installed throughout.

The property offers a fantastic opportunity to the first time buyer 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.

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### 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.

- Two great sized bedrooms
- ample off street parking to side
- garage
- lovely bright lounge with dual aspects
- Double Glazing
- Gas Central Heating
- newly carpeted
- freshly decorated throughout



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## Floor Plan



## 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.