



## 13 The Neuk

, Wishaw, ML2 7QY

**Offers over £85,000**

A spacious mid terraced villa, in need of internal upgrade, set within good sized garden grounds in a preferred small and quiet cul-de-sac, close to amenities and Town Centre.

Laid out over two levels and comprises, on the ground level, entrance vestibule, reception hallway, lounge, dining room/third bedroom and fitted kitchen. On the upper level are a further two double bedrooms and bathroom.

Further benefits include double-glazing, gas central heating and enclosed landscaped gardens to front and rear.

The Neuk is located a few minutes from Wishaw Town Centre where all amenities can be found including all shops, schooling, recreation and public transport links. For the commuter the nearby M74 & M8 motorway networks allow for fast and easy access to Glasgow, Edinburgh and all points beyond.

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.

- Small Cul-de-sac setting
- Three bedrooms
- In need of internal upgrade
- Double Glazing
- Gas Central Heating
- Gardens to front and rear



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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.