



**15 Kirkhill Street, Wishaw, ML2 0AY**





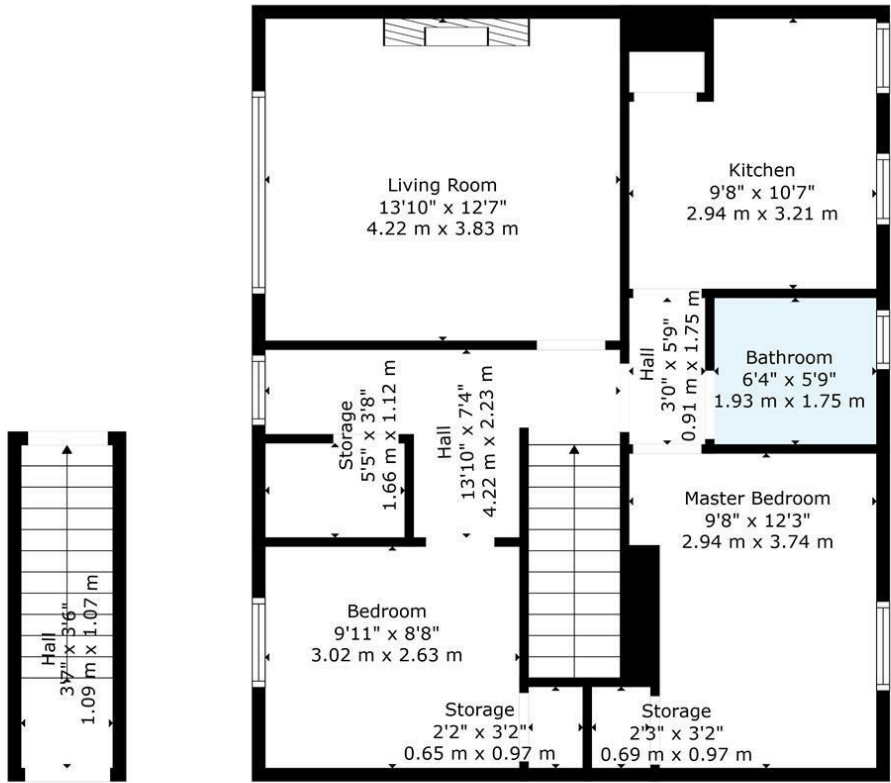
## 15 Kirkhill Street, Wishaw, ML2 0AY

Nestled on Kirkhill Street in the charming town of Wishaw, this delightful two-bedroom upper flat offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a bright and airy reception room, ideal for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation.







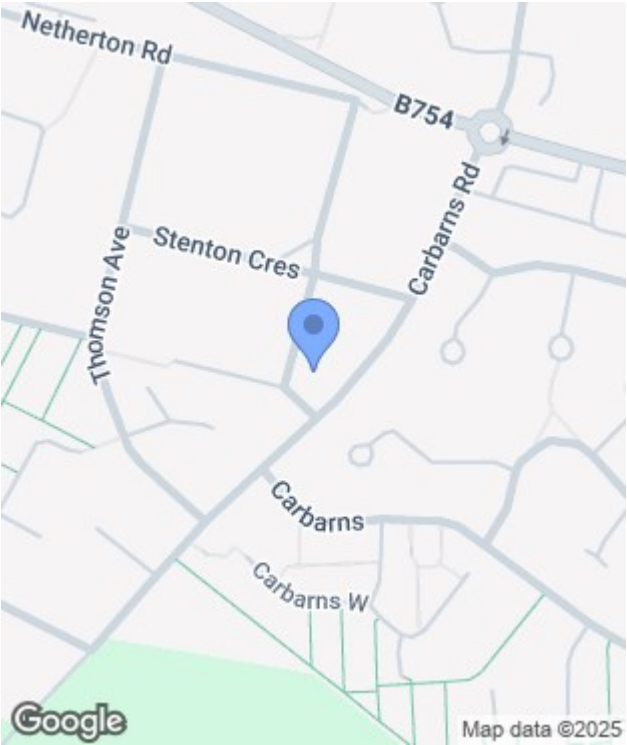


Floor 1

Floor 2

**TOTAL: 705 sq. ft, 65 m2**  
BELOW GROUND: 45 sq. ft, 4 m2, FLOOR 2: 660 sq. ft, 61 m2  
EXCLUDED AREAS: STORAGE: 35 sq. ft, 4 m2  
WALLS: 72 sq. ft, 7 m2

Floor Plan Created by Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) <b>A</b>  |                         |           |
| (61-81) <b>B</b>  |                         |           |
| (40-60) <b>C</b>  |                         |           |
| (21-39) <b>D</b>  |                         |           |
| (12-20) <b>E</b>  |                         |           |
| (1-11) <b>F</b>   |                         |           |
| (1-10) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Scotland  | EU Directive 2002/91/EC |           |