



**43 Meadowburn Road, Wishaw, ML2 8LB**  
**Offers Over £79,000**





This charming two-bedroom upper flat on Meadowburn Road presents an excellent opportunity for both first-time buyers and investors alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests, alongside two spacious bedrooms that offer ample natural light and comfort.

The flat features a well-appointed bathroom, ensuring convenience for daily living. One of the standout aspects of this property is its generous garden space, providing a delightful outdoor area for gardening enthusiasts or those who simply wish to enjoy some fresh air.

With no forwarding chain, this flat is available for immediate viewing, allowing prospective buyers to explore its potential without delay. The location is ideal, placing you within easy reach of local amenities, shops, and transport links, making it a practical choice for those seeking a vibrant community atmosphere.

This upper flat combines comfort, space, and a prime location, making it a must-see for anyone looking to settle in Wishaw. Don't miss the chance to make this lovely property your new home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Scotland	EU Directive 2002/91/EC	