



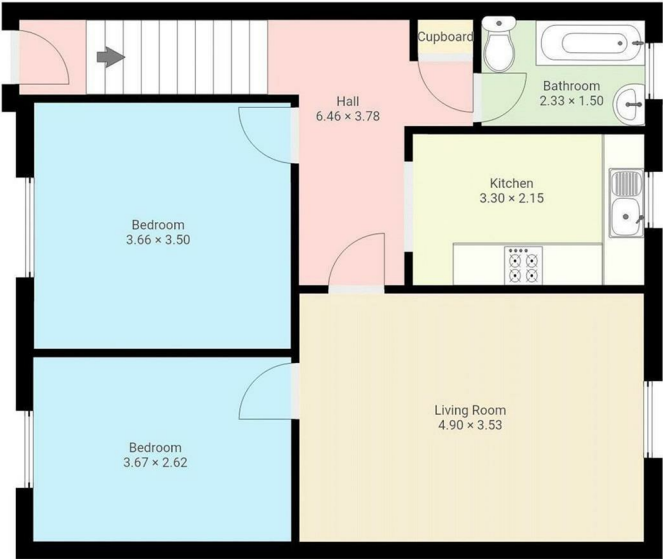
**98 Waverly Drive, Lanarkshire ML2 7DR**  
**£695 PCM**

Welcome to 98 Waverley Drive, a beautifully presented two-bedroom upper flat situated in the popular residential area of Wishaw. This bright and spacious property offers comfortable living throughout, making it an excellent choice for couples, small families, or professionals seeking a well-connected home.

The accommodation comprises a generous lounge filled with natural light, a modern fitted kitchen with ample storage, two well-proportioned bedrooms, and a stylish bathroom. The property further benefits from private entrance access, gas central heating, double glazing, and excellent storage space throughout.

Ideally located close to local amenities, schools, and transport links, this property offers convenient access to Wishaw, Motherwell, and surrounding areas, with nearby motorway connections making commuting straightforward.

Council Tax Band A  
EPC: C  
LARN: 1904005  
Landlord registration pending 949046/320/01111



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

| 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 | 71 75     |

| 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 | 70 76     |