



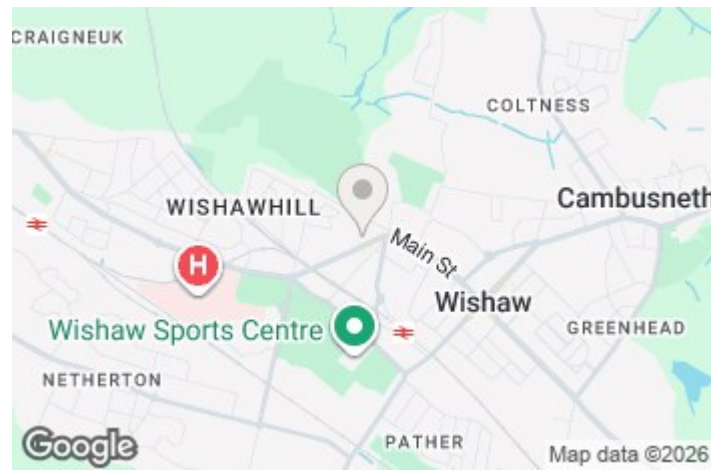
**12 Anderson Court, Wishaw, ML2 7PD**  
**Offers Over £94,000**



Situated within a quiet and well-maintained development, this spacious two-bedroom first floor flat offers an ideal opportunity for first-time buyers, downsizers, or investors alike. Conveniently located close to all of Wishaw's local amenities, schools, transport links, and the town centre, the property combines peaceful living with everyday convenience.

The accommodation comprises a bright and welcoming lounge, fitted kitchen, two well-proportioned bedrooms, and a family bathroom. The property further benefits from secure entry, residents' parking, and well-kept communal grounds.

Located within the popular Anderson Court development, this property is available to view now and is offered to the market with no onward chain, allowing for a smooth purchase process.



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		
<b>Scotland</b>	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		
<b>Scotland</b>	EU Directive 2002/91/EC	

