



**51b Beltonfoot Way, Lanarkshire, ML2 0GA**  
**Offers Over £128,000**



Situated within a popular residential development, this well-presented first-floor flat offers spacious and modern accommodation ideally suited to first-time buyers, downsizers, and investors alike.

The property comprises a bright and welcoming lounge, a modern fitted kitchen with ample storage and workspace, space for dining, two generously sized bedrooms, including a principal bedroom with en-suite shower room, and a contemporary family bathroom.

Further benefits include excellent storage throughout, secure entry, allocated parking, and well-maintained communal grounds.

Ideally located close to Wishaw General Hospital, the train station, local shops, schools, and a wide range of amenities, the property also offers excellent transport links for commuting throughout Lanarkshire and beyond.

Early viewing is highly recommended to fully appreciate the accommodation on offer



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	
79	79
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	
83	83
Scotland	
EU Directive 2002/91/EC	