



20 Attercliffe Avenue, ML2 0BJ
£795 PCM

Located within a quiet residential area of Netherton, this well-presented two-bedroom mid-terraced home offers comfortable and practical living, making it an excellent choice for couples, small families, or professionals.

The property features a bright and spacious lounge, providing a welcoming space to relax or entertain. The fitted kitchen offers ample storage and workspace with direct access to the enclosed rear garden, perfect for enjoying the warmer months.

Upstairs, there are two generously sized double bedrooms, both benefiting from excellent natural light, along with a modern family bathroom finished to a good standard.

Further benefits include gas central heating, double glazing throughout, private front and rear gardens, and on-street parking. The property is conveniently situated close to local shops, schools, transport links, and Wishaw town centre, with easy access to the M8 and surrounding motorway network for commuters.



EPC C
Council Tax Band A
LARN1904005
Landlord registration: 949046/320/01111

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland	EU Directive 2002/91/EC	