



71 Marshall Street, Wishaw, ML2 7NR
Offers In Excess Of £124,000



Empire Property are delighted to present to the market this exceptional two-bedroom home, finished to an outstanding standard throughout and offering stylish contemporary living within walking distance of Wishaw town centre and train station.

Beautifully presented from the moment you enter, the property boasts a bright welcoming hallway leading to a luxurious fully tiled shower room complete with a modern vanity unit, illuminated mirror and spacious walk-in shower.

The impressive open-plan lounge and kitchen is undoubtedly the heart of the home. Designed with modern living in mind, this stunning space features sleek high-gloss units, quality worktops, integrated double oven, integrated microwave, induction hob and contemporary extractor hood. Feature LED mood lighting, porcelain tiled flooring and an abundance of natural light combine to create a stylish space perfect for everyday living and entertaining.

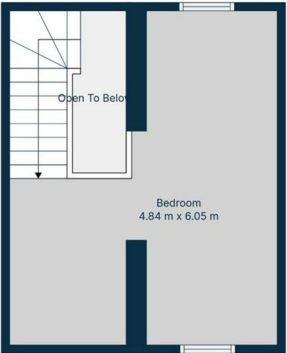
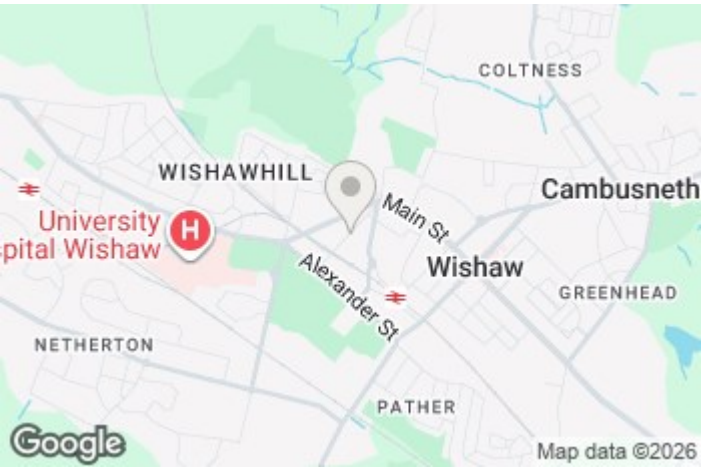
The ground floor also offers a generous double bedroom complete with full-width mirrored fitted wardrobes, while stylish plantation shutters and high-quality finishes continue throughout the property.

A staircase leads to the impressive upper level where you'll find a fantastic principal bedroom extending over 6 metres in length, complete with a dressing area, excellent storage and versatile additional space ideal for a home office, reading area or dressing room. This impressive floor provides a luxurious retreat rarely found in properties within this price range.

Externally, the property benefits from allocated private parking within a well-maintained courtyard development together with CCTV/security system, a modern composite entrance door and attractive communal surroundings.

Ideally located close to Wishaw town centre, train station, local schools and excellent transport links, this immaculate home is perfectly suited to first-time buyers, professionals or those looking to simply move in and enjoy.

Early viewing is highly recommended to fully appreciate



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		
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Not environmentally friendly - higher CO ₂ emissions		
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