



121 Marshall Street, Wishaw, ML2 7NR
£795 Per Month

Empire Property are delighted to present to the rental market this modern two-bedroom ground floor flat, ideally situated within a popular and convenient area of Wishaw.

The property offers well-presented accommodation throughout and comprises a welcoming entrance hallway, bright and spacious lounge, fitted kitchen, two well-proportioned bedrooms and a modern bathroom featuring both a bath and separate shower enclosure.

Further benefits include private parking and the convenience of ground-floor living.

Marshall Street enjoys an excellent central location, within walking distance of Wishaw Town Centre, Wishaw Train Station and local supermarkets, as well as a wide range of shops, restaurants and everyday amenities. The location also provides excellent transport links to surrounding towns and the wider central belt.

Early viewing is highly recommended.

EPC C
Council Tax Band C
LARN1904005
Landlord registration: 1811534/320/14092



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	