



AB Properties



40 Caledonian Road  
, Wishaw, ML2 8AR

Offers over £85,000





## 40 Caledonian Road

, Wishaw, ML2 8AR

Generous three-bedroom upper flat situated within central Wishaw. Perfect for first time buyers or landlords looking to expand their portfolio.

Access is via a stairwell and porch to the rear of the building. The internal accommodation comprises of a welcoming entrance hallway, a spacious lounge, a large, fitted kitchen, a contemporary shower room, and three double bedrooms.

Additionally, the flat boasts double glazing, gas central heating and a partially floored attic.

Externally there is a private lock-up garage and a public car park to the rear.

### Accommodation:

Lounge (4.06m X 4.17m)

Kitchen (2.74m X 5.05m)

Bedroom (4.11m X 4.42m)

Bedroom (2nd) (3.76m X 4.14m)

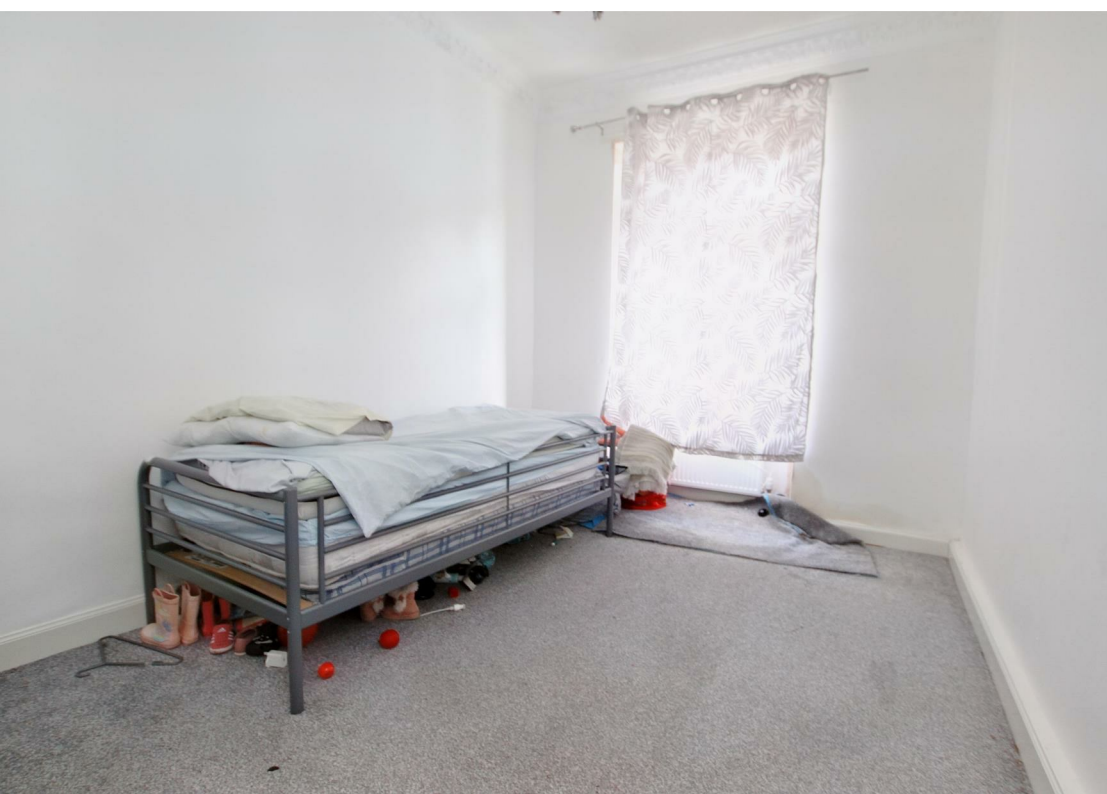
Bedroom (3rd) (2.87m X 4.39m)

Shower Room (1.63m X 2.92m)

The flat is located within central Wishaw, close to a wide range of shops, supermarkets, healthcare and recreational facilities. There are several primary and secondary schools nearby. For commuters there are mainline train stations at Wishaw and Cleland and both the M8 and M74 motorway networks are just a short drive away.







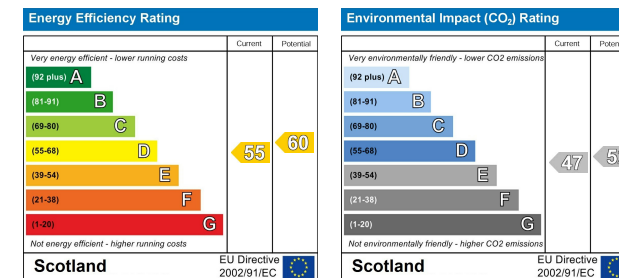




## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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