



45 McMahan Drive, Wishaw, ML2 9BS



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Empire Property are delighted to present to the market a rarely available and well-presented large three-bedroom detached villa.

A very well proportioned family home set within a popular residential estate. The property is a detached two-storey house with integral garage. Entrance, hallway, downstairs wc, storage, bright open lounge, dining kitchen with feature patio doors to







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
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(81-91) <b>B</b>			
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