



**23 Saffron Crescent, Wishaw, ML2 0FA**

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Empire are delighted to bring to you this immaculate home, which offers generously proportioned accommodation. It is arranged over two levels. On the lower level, the property is entered from the front via reception vestibule, featuring hardwood flooring and gives access to an open plan lounge, dining area and kitchen. The lounge is front-facing, has hardwood flooring and leads to the dining area into a fully fitted kitchen where appliances are integrated. the garden is accessible from the kitchen,







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>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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