



17 Bruce Loan, Wishaw, ML2 0QH

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Empire is delighted to bring this much-loved family home to the market, it's presented in great condition. Comprising of a spacious hallway, bright open lounge with feature patio doors to the rear giving access to back gardens, fully fitted modern kitchen, upper level, wet floor family shower room, two spacious bedrooms both with fitted storage, gas central heating, double glazing, front gardens which have been maintained to a high standard, rear gardens with gate giving access for bins. Parking at the property is communal at the front of the street.







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	