



61 Russell Street., Wishaw, Lanarkshire ML2 7AL

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The flat is currently being rented and will make a great investment with a yield of over 9%!!

A recently refurbished upper flat, set withing the heart of the town. The flat is entered via bright open hallway, good-sized lounge, leading to fully fitted kitchen, sizable bedroom with fitted robes, brand newly fitted bathroom with shower over bath, fully repainted and floored throughout , gas central heating, double glazing, available now.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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