



**35A Campbell Street, Wishaw, ML2 8HU**





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Empire bring to you this truly unique and rarely available bungalow in the heart of the town. A generous home that is laid out across 1 level with spacious reception areas and accommodation space offering versatile living.

Entering via the front door and vestibule into the property onto an impressive and welcoming hallway, bright sitting room double doors leading to the separate dining

- Great sized bungalow
- 3 Bed rooms
- No forwarding chain
- Driveway, front and rear gardens
- Gas central Heating
- Double glazing









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