



**111 Berryhill Crescent, Wishaw, ML2 0NE**





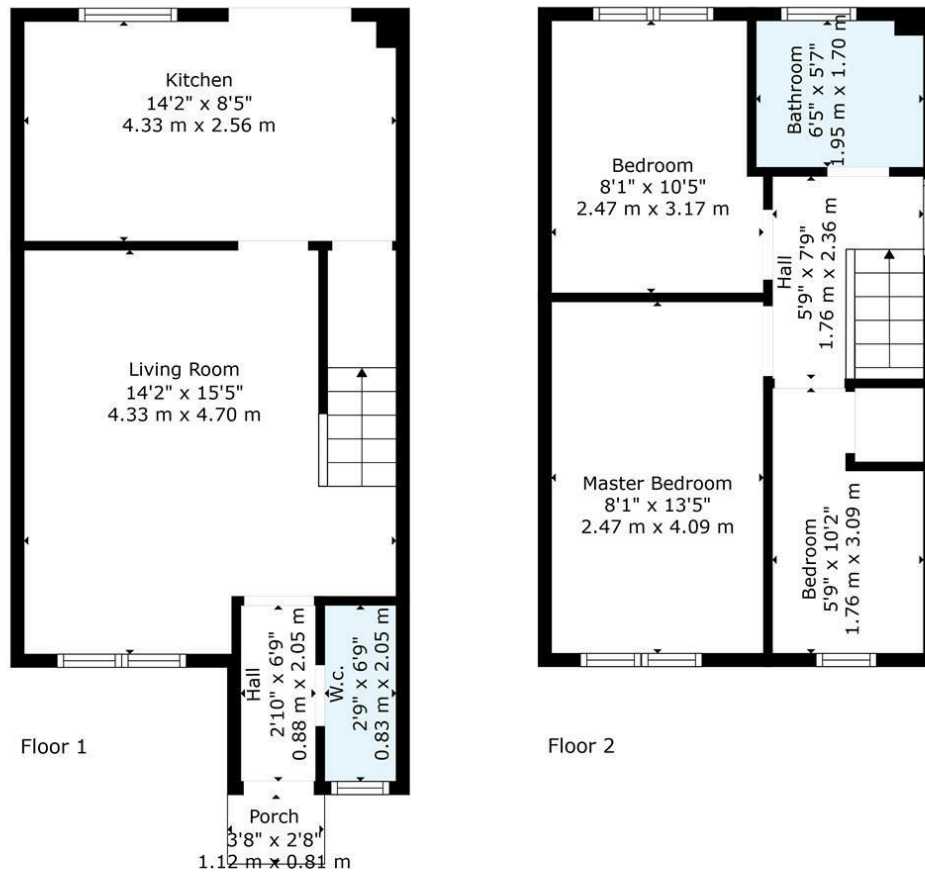
## 111 Berryhill Crescent, Wishaw, ML2 0NE

Empire are delighted to market this sought-after property in Berryhill Crescent, Wishaw, this charming three-bedroom family home presents an excellent opportunity for those seeking comfort and convenience. The property boasts a well-designed layout, featuring a welcoming reception room that is perfect for family gatherings or entertaining guests.

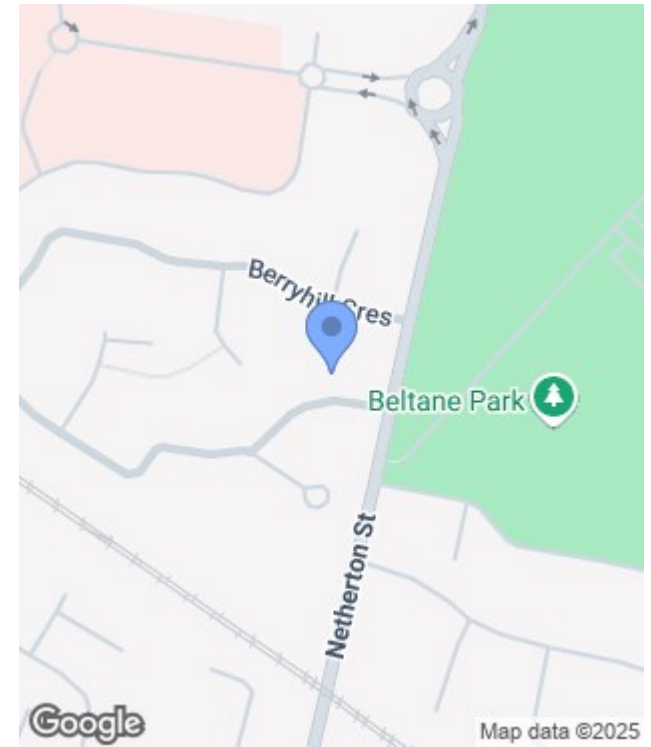








**TOTAL: 715 sq. ft, 67 m2**  
 FLOOR 1: 372 sq. ft, 35 m2, FLOOR 2: 343 sq. ft, 32 m2  
 EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m2  
 Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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