



**38 Berryhill Crescent, Wishaw, Lanarkshire ML2 0NF**



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A rarely available ,modern family home. Set within Oaklands estate. The property is set over two levels, entrance, hall , vestibule, downstairs wc, bright lounge freshly painted , wood flooring and feature fireplace, fully fitted kitchen, with spacious dining area, cupboard space, upper level , family bathroom with shower over bath, two good sized bedrooms, and box room with storage. Front and rear gardens, spacious drive way. 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		
(55-68) D		
(39-54) E		
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