



**9 Kirkhill Street**

Wishaw

**Offers over £90,000**





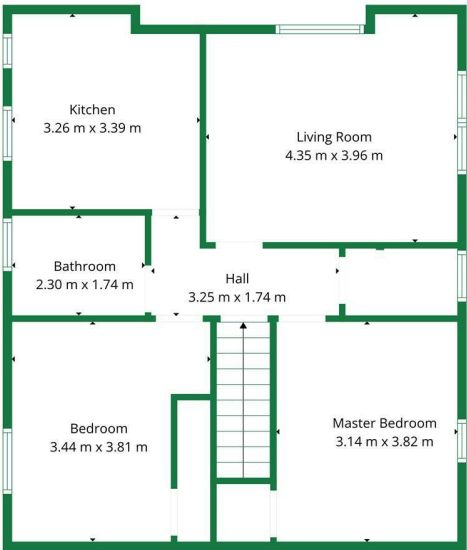


Situated within the popular town of Wishaw, this well-presented two-bedroom first floor flat offers bright, spacious accommodation.

The accommodation comprises a welcoming entrance hallway with stairway leading to the upper level, where you are greeted by a generous front-facing lounge flooded with natural light and finished in neutral décor with laminate flooring. The fitted kitchen provides a range of wall and floor mounted units, along with space for freestanding appliances. There are two well-proportioned bedrooms, both comfortably sized and finished with carpeting throughout. Completing the accommodation is a fully tiled family bathroom fitted with a WC, wash hand basin and bath with overhead mixer shower.

Externally, the property further benefits from a private driveway to the rear providing convenient off-street parking, along with an enclosed rear garden featuring a raised decked patio area, artificial lawn and decorative stone chips, creating an attractive, low-maintenance outdoor space. A timber outbuilding, currently utilised as a playroom, offers excellent additional versatility and storage.

Wishaw itself offers an excellent range of local amenities including shops, bars, restaurants and leisure facilities. The property is ideally positioned for commuters, with easy access to the M74 motorway network providing swift travel throughout the central belt. Excellent public transport links are also available, including regular bus and train services to surrounding towns and cities.



TOTAL: 69 m2  
Ground floor: 69 m2  
EXCLUDED AREAS: WALLS: 5 m2

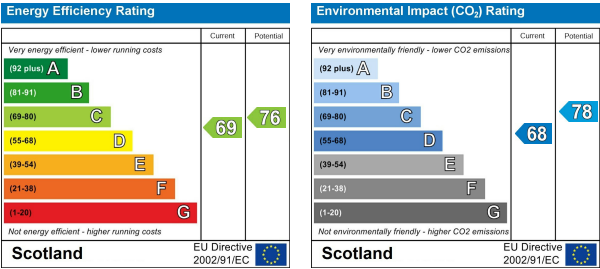


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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