



**10 Devine Grove, Wishaw, ML2 9BB**  
**Offers Over £134,000**

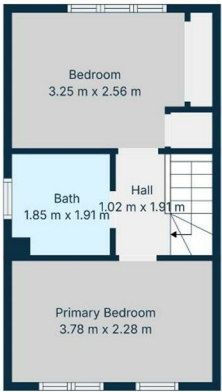
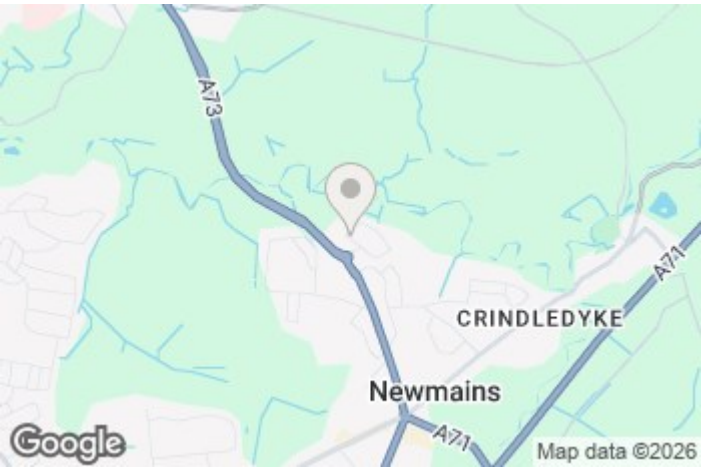
Nestled within a quiet residential pocket of Devine Grove, this well-presented two-bedroom semi-detached home offers an ideal opportunity for first-time buyers, downsizers, or investors alike.

The property boasts a bright and spacious lounge, perfect for relaxing or entertaining, alongside a well-appointed kitchen offering ample storage and workspace. Downstairs WC Upstairs, there are two generously sized bedrooms, both benefiting from excellent natural light, and a modern family bathroom.

Externally, the home enjoys private front and rear gardens, driveway, providing great outdoor space for both relaxation and family living.

Further benefits include double glazing and gas central heating, ensuring comfort and efficiency throughout.

Conveniently located close to local amenities, schools, and transport links, this fantastic home is not to be missed.



| 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                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| Scotland                                                        | EU Directive 2002/91/EC |           |