



## 12 Traquair Avenue

Wishaw, ML2 8QP

**Offers over £125,000**

### NEW TO THE MARKET!

An extremely well presented semi detached villa, located within a highly popular locale in Wishaw. This well-appointed property would be a fantastic opportunity for the first-time buyer or young family market and offers flexible accommodation over two levels.

Internally, on the lower level the accommodation comprises bright reception hallway, large lounge diner and fitted kitchen

On the upper level are three great sized double bedrooms and a modern family bathroom.

The home is heated via gas central heating and double glazed windows are installed throughout.

A monoblocked front garden and driveway provides ample off street parking and leads to the garage. The rear garden has a sun trap of a raised decked area and landscaped chipped abd paton areas.

### EPC C

Campbell Street is situated a few minutes walk from a selection of local shops for daily groceries and a short drive from Wishaw Town Centre where all requirements can be catered for including more shops, schooling, recreational and leisure pursuits. For the commuter, there are excellent public transport links to Glasgow, Edinburgh and all points beyond.

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.

- Extended End Terraced Villa
- Large Lounge & Dining Area with French Doors
- Fitted Kitchen
- Downstairs Bedroom
- Modern Bathroom
- Gardens to front and rear
- Three upstairs Bedrooms
- Off Road Parking



4



2



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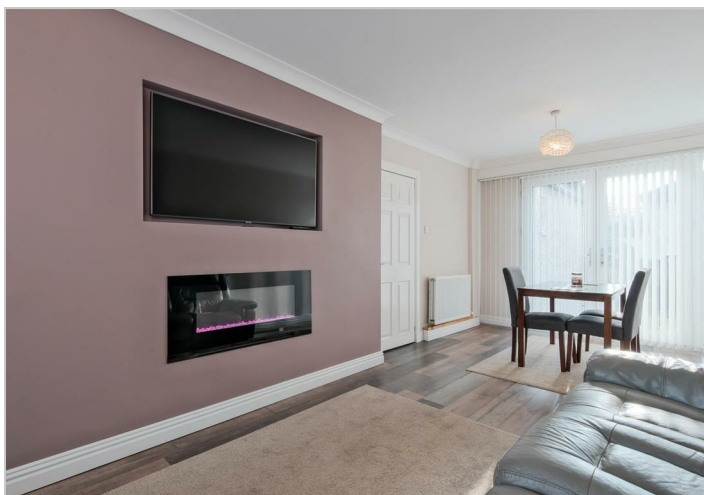
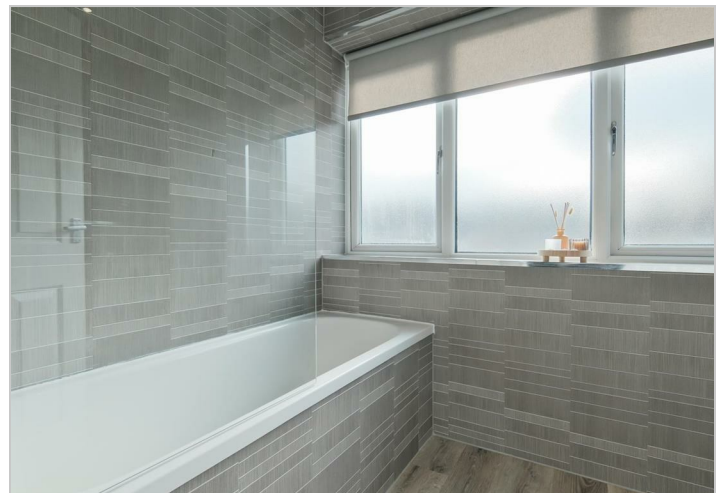
## Floor Plan



## Area Map



## Energy Efficiency Graph



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