



11 Hillfoot Gardens, Wishaw, ML2 8TP
Offers Over £223,000



Spacious Converted Semi-Detached Family Home

Empire Property are delighted to present to the market this impressive four-bedroom converted semi-detached family home, offering generous accommodation, excellent outdoor space and the added benefit of a garage.

The property provides versatile family living, with four well-proportioned bedrooms, including one bedroom and a bathroom conveniently located on the ground floor, making this an ideal option for a wide range of buyers.

The accommodation includes a welcoming lounge which flows through to a separate dining area, creating a fantastic space for both everyday family life and entertaining. A good-sized kitchen provides ample room for storage and preparation.

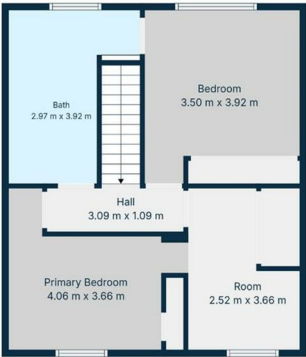
There are two bathrooms within the property, adding further practicality for a busy family household.

Externally, the property boasts a front garden and a particularly impressive private rear garden, which is both well maintained and generously sized, offering an excellent outdoor space for children, pets, relaxing or entertaining during the warmer months.

A garage provides valuable additional storage and parking facilities.

This is a fantastic opportunity to acquire a spacious and versatile family home with excellent accommodation, substantial private gardens and a highly desirable layout.

Early viewing is highly recommended to fully appreciate the size, space and flexibility this property has to offer.



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	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
Scotland	EU Directive 2002/91/EC	77

