



**11 Ivanhoe crescent, Wishaw, ML2 7DZ**  
**Offers Over £128,000**

Set within a highly sought-after residential location, this exceptional three-bedroom semi-detached family home is presented in true walk-in condition and offers spacious, versatile accommodation perfectly suited to first-time buyers, growing families, and those looking to upsize.

From the moment you step inside, the property offers a warm and welcoming feel. The entrance hallway leads to a bright and generously proportioned lounge, creating the perfect space to relax and unwind. The modern fitted kitchen provides ample worktop and storage space and flows effortlessly into the impressive conservatory, offering an additional reception area ideal for family dining, entertaining guests, or simply enjoying views over the rear garden all year round.

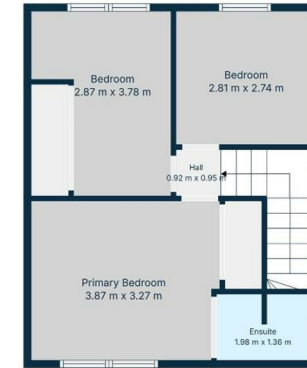
A particular feature of this fantastic home is the convenience of two stylish bathrooms, providing flexibility and practicality for modern family living. Upstairs, you'll find three well-proportioned bedrooms, each offering comfortable accommodation with excellent storage and the versatility to create a home office or nursery if desired. The property also benefits from plentiful storage throughout, ensuring everyday family life remains organised and clutter-free.

Further enhancing the home's appeal are gas central heating provided by a modern combi boiler and double glazing throughout, offering comfort and energy efficiency.

Externally, the property enjoys well-maintained front and rear gardens, providing excellent outdoor space for children to play, summer entertaining, or simply relaxing. Convenient on-street parking is available directly outside the property.

Ideally positioned close to a wide range of local amenities, highly regarded schools, supermarkets, parks, and excellent transport links, including nearby motorway connections for commuters, this outstanding home truly offers the perfect balance of style, comfort, and convenience.

Properties of this quality in such a desirable location rarely remain on the market for long. Early viewing is highly recommended to fully appreciate everything this superb family home 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	
69	76
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	
70	73
Scotland EU Directive 2002/91/EC	