



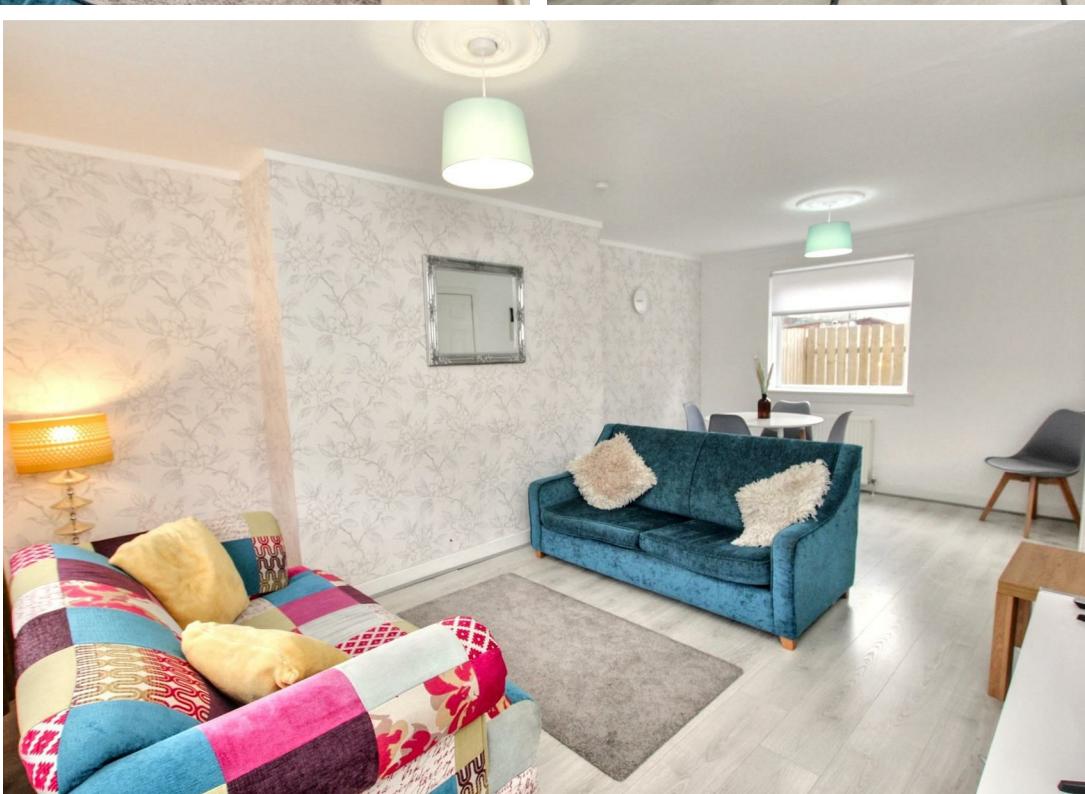
AB Properties

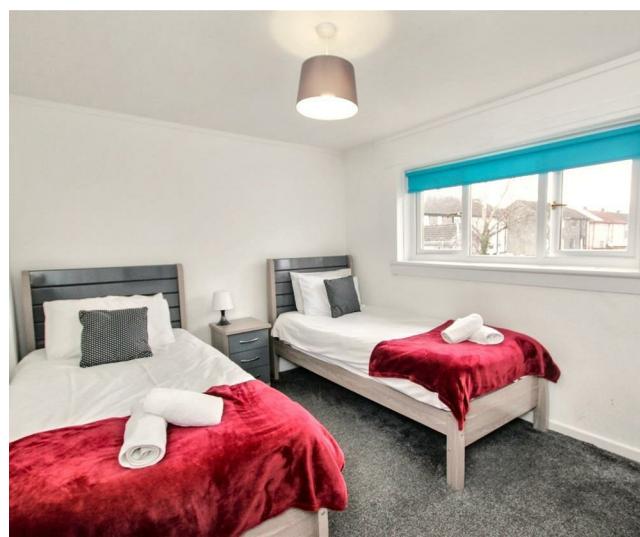


64 Hazeldean Crescent  
, Wishaw, ML2 8RB

Offers over £104,995







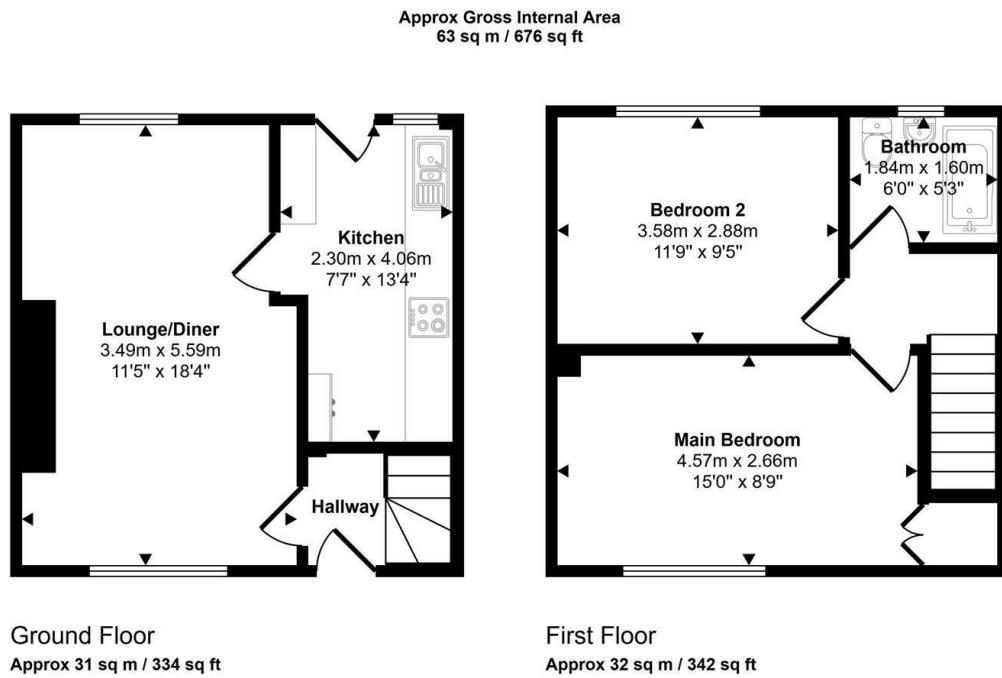
Beautifully presented end terraced villa in sought after residential area of Coltness, near Wishaw.

The accommodation is set over two levels with the ground floor comprising of a welcoming entrance hallway, bright and spacious lounge with dining area, and a well appointed kitchen.

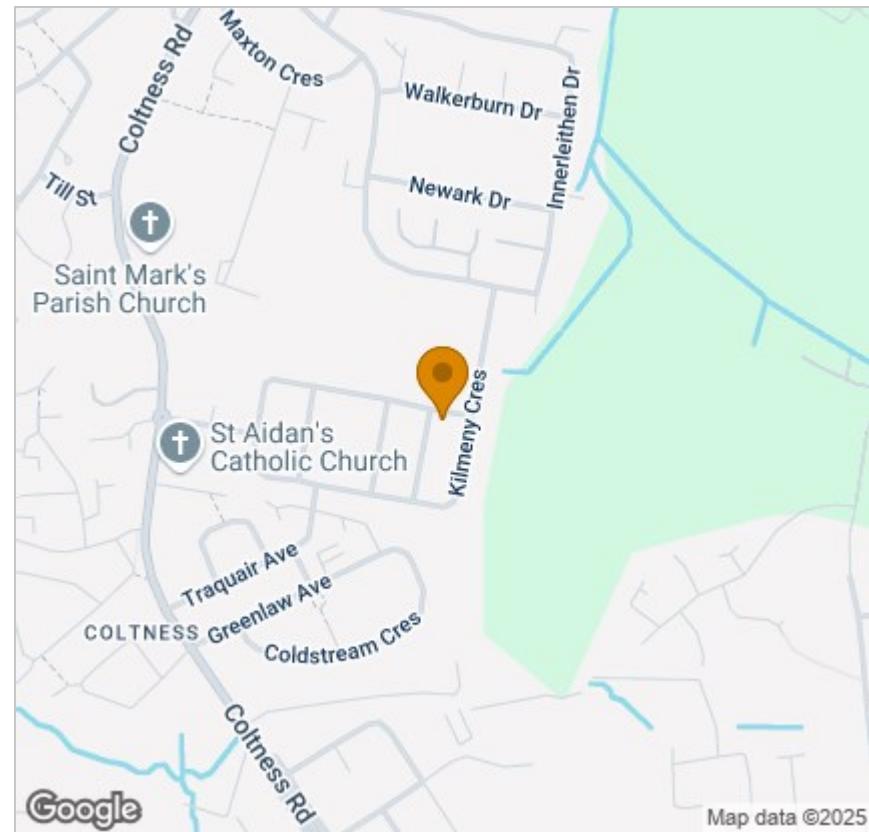
Upstairs offers two generous double bedrooms and a family bathroom with shower over bath.

The property is situated on a generous corner plot with private gardens to the front and side. A timber shed is available for outdoor storage and parking can be found on the street immediately to the front.

Hazeldean Crescent is in the Coltness area of Wishaw, close to a wide range of shops, supermarkets, healthcare and recreational facilities. There are several primary and secondary schools within easy walking distance of the property making this area popular with families. For commuters there are mainline train stations at Wishaw and Cleland and both the M8 and M74 motorway networks are just a short drive away.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Scotland			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
Scotland			

## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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