



## 81 Ivanhoe Crescent

, Wishaw, ML2 7DT

**Offers over £80,000**

A spacious rarely available upper apartment situated within a sought after highly popular location within Wishaw!

An ideal First Time Buyer or Buy to Let Opportunity, the accommodation comprises entrance hall, large lounge, fitted kitchen, 2 double bedrooms and bathroom.

Further benefits include double glazing, electric central heating, communal garden to rear and a private area to rear.

Ivanhoe Crescent is situated a few minutes walk from Wishaw Town Centre where all day-to-day requirements can be catered for including all shops, schooling, recreational and leisure pursuits. For the commuter, there are excellent public transport links to Glasgow, Edinburgh and all points beyond.

EPCD

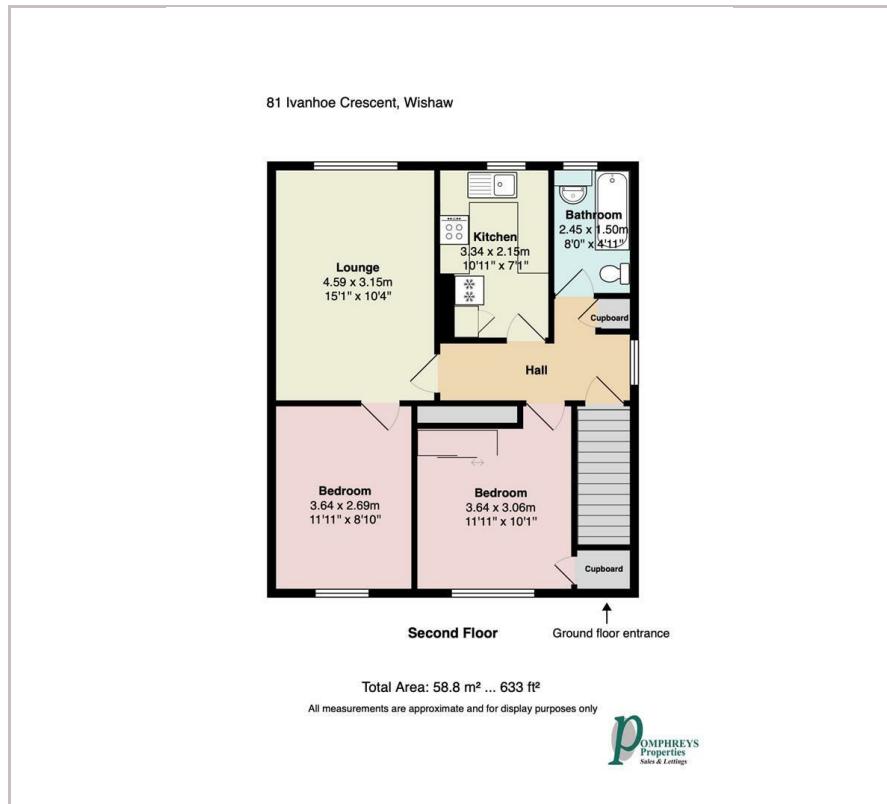
### Viewing

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

- Ideal First Time Buyer or Buy To Let Opportunity
- Spacious Upper Apartment
- Quiet yet central location
- Two Double Bedrooms
- Communal Rear Garden
- Fitted Kitchen



## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.