



## 45 Lockhart Place

, Wishaw, ML2 8PP

**Offers over £160,000**

### NEW TO THE MARKET!

Pomphreys Properties are delighted to offer to the market this immaculate semi detached villa, set within landscaped garden grounds in Cambusnethan, Wishaw

The spacious and modern accommodation comprises, on the ground level, a welcoming reception hall, large bright lounge semi open plan to dining area, a fitted dining kitchen, double bedroom and cloakroom/wc.

On the upper level are a further two great sized double bedrooms with a wealth of fitted storage and shower room.

Further benefits include Double Glazing, Gas Central Heating and large well maintained gardens to front and rear.

Lockhart Place is located within Cambusnethan and Wishaw Centre is close by, offering a wide range of shopping, sports facilities, pubs, restaurants, bistros, and schooling. There are also excellent bus and train services linking the surrounding towns and cities and for those commuting by car, there is access to the M74 both North and Southbound which in turn links to the M8 to Glasgow and Edinburgh.

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### 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.

- Immaculate Semi Detached Villa
- Three great sized bedrooms
- A wealth of storage throughout
- Large Lounge Open Plan to Dining
- Fitted Dining Kitchen
- Modern Shower Room
- Landscaped Rear Garden



3



2



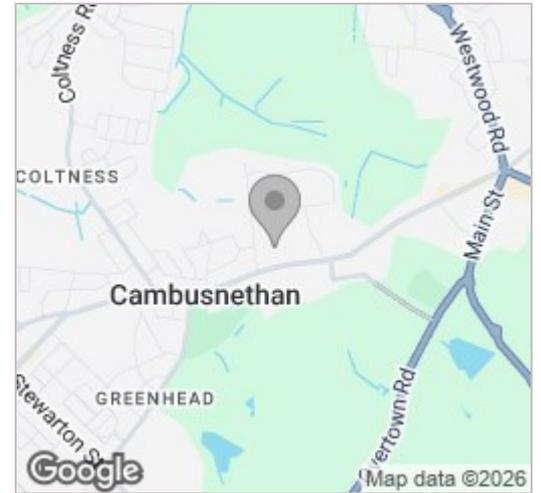
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## Floor Plan



## Area Map



## Energy Efficiency Graph



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