

# Fred.

ESTATE AGENTS

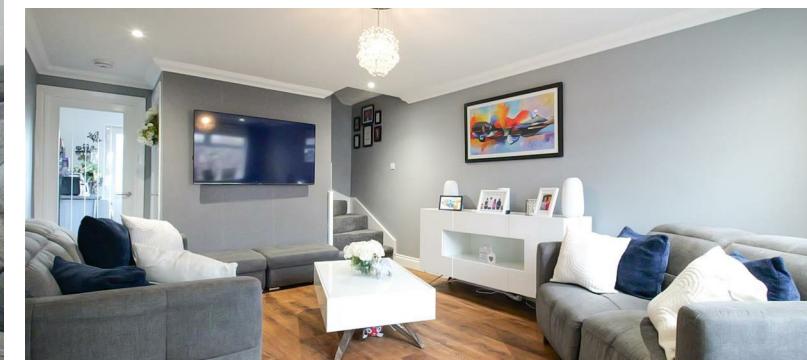


**45 Moss Road**

Wishaw

Offers over £130,000





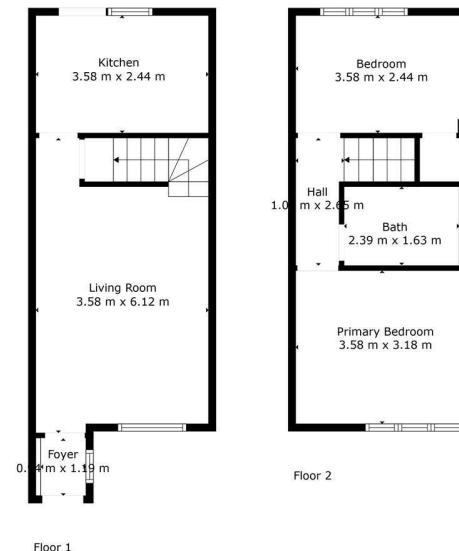


Situated within a sought after location in the town of Wishaw, lies this well appointed two bedroom mid terrace property.

The ground floor of the property comprises of a welcoming entrance porch, a bright and airy open plan front facing lounge with laminate flooring, a modern fitted kitchen with floor and wall mounted units and ample space for appliances. On the upper floor you will find two good size bedrooms, both of which are carpeted throughout with space for wardrobes. Completing this floor is a stylish bathroom consisting of WC, wash hand basin, bath with overhead mixer shower and finished in wet wall panelling.

The property is further enhanced with gas central heating, double glazed windows and enclosed rear garden with decked patio area and stunning outbuilding with double glazed French doors.

Wishaw is perfectly located for the commuter providing convenient access to bus and rail links to the surrounding area, as well as easy access to major motorway networks with direct links to Glasgow and Edinburgh. The town also offers a great selection of restaurants, bars, retail parks and sporting facilities.



TOTAL: 62 m<sup>2</sup>  
FLOOR 1: 32 m<sup>2</sup>, FLOOR 2: 30 m<sup>2</sup>

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Energy Efficiency Graph

