



Tarbert Avenue
Wishaw, ML2 0JH

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Tarbert Avenue
Wishaw
ML2 0JH

Flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

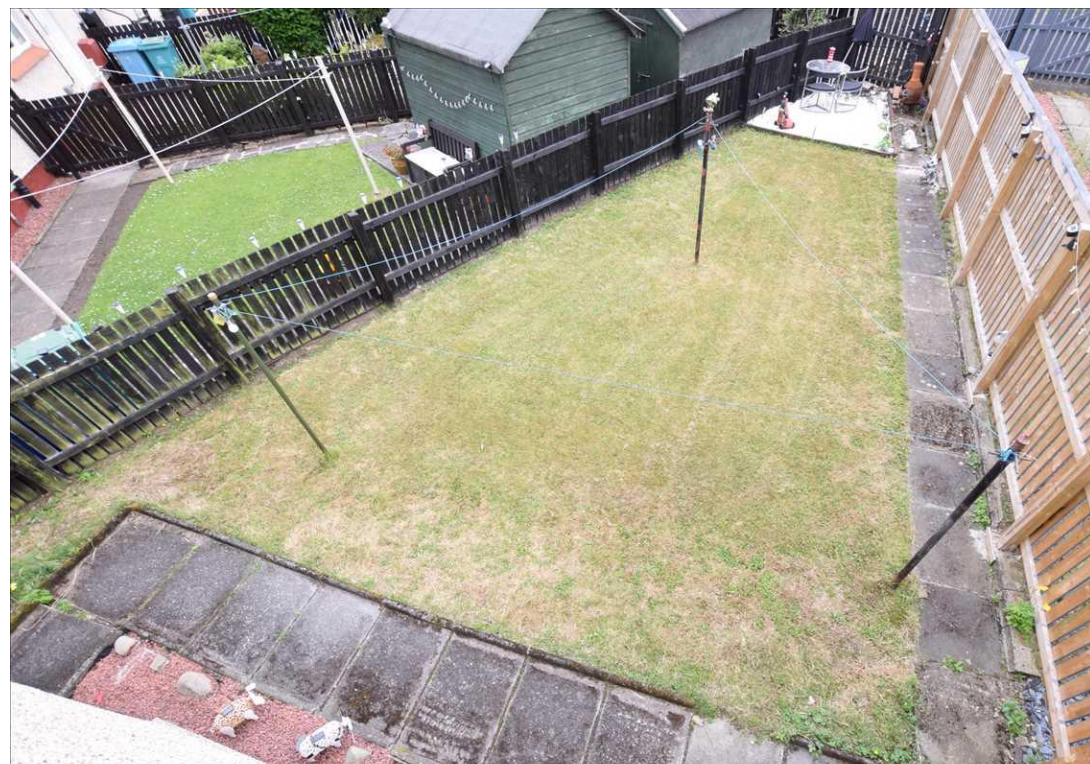
- 2 bedroom first floor flat with own main door entry
- Lovely lounge with feature fireplace
- Fitted kitchen with beech wood units and 2 large pantry cupboards
- Stylish and modern recently refitted bathroom suite
- Both bedrooms are doubles with fitted wardrobes
- New gas boiler around 1 year old with remaining warranty
- Driveway and garden to side and rear
- Close to Wishaw town centre and public transport links
- EPC Rating: C
- Council tax band: A



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Move On are delighted to present to the market this lovely 2 bedroom, first floor flat in Pather, Wishaw - Tarbert Avenue.

On arrival at the property there is well maintained garden and driveway, leading to the main door entry of the flat. After heading up the internal stairs and across the landing, you enter a good sized lounge with a feature fireplace, carpeted flooring and decorated in grey with a feature wall. Just off the lounge is the kitchen which has beech wood coloured wall and floor units, contrasting black worktops, tiled splashback & flooring, and 2 large pantry cupboards. Both bedrooms are doubles with fitted wardrobes, and completing the accommodation is a gorgeous, recently refitted bathroom suite. There is gas central heating with a new boiler that was installed around a year ago and has the remainder of a 5 year warranty, and double glazing. The rear garden is laid to lawn with perimeter fencing.

Tarbert Avenue is located in the Pather area of Wishaw, just outside the town centre which has a large selection of shops, restaurants and bars as well as major supermarkets and food outlets. It is well placed for public transport links including bus links to neighbouring towns including Motherwell and Hamilton, as well as Glasgow, and there is a train station located in Wishaw too. For motorists, the M74 and M8 are within easy reach.

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ROOM MEASUREMENTS

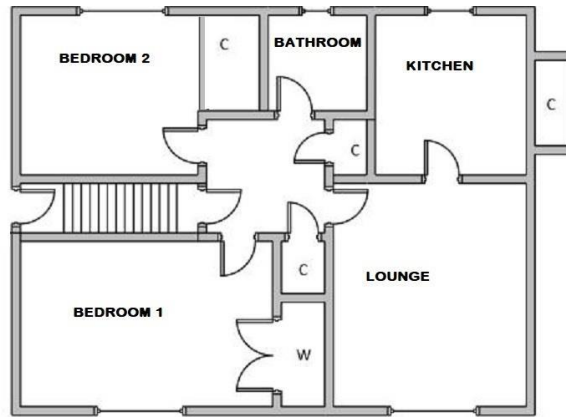
Lounge:
4.06m (13'4") x 3.94m (12'11")

Kitchen:
5.00m (16'5") x 2.64m (8'8")

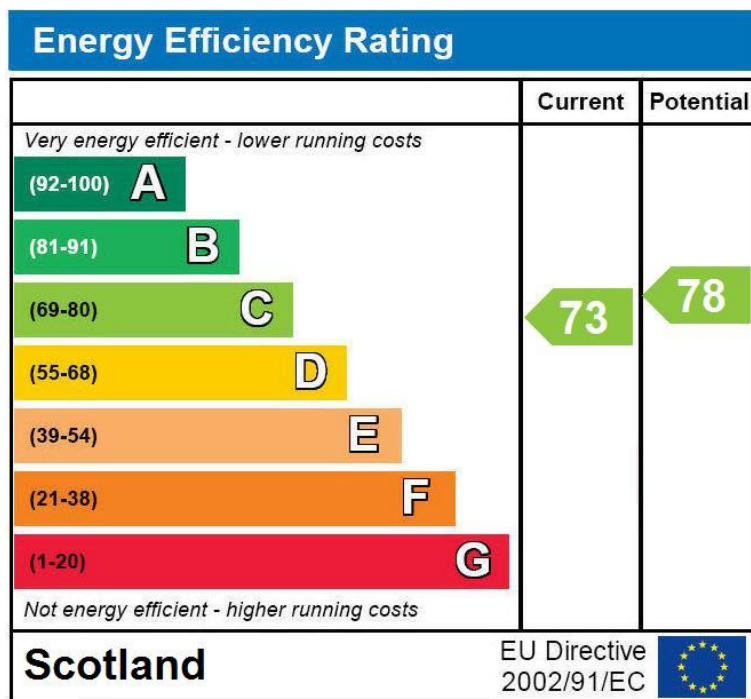
Bedroom 1:
4.52m (14'10") x 2.87m (9'5")

Bedroom 2:
3.81m (12'6") x 2.84m (9'4")

Bathroom:
1.90m (6'3") x 1.68m (5'6")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

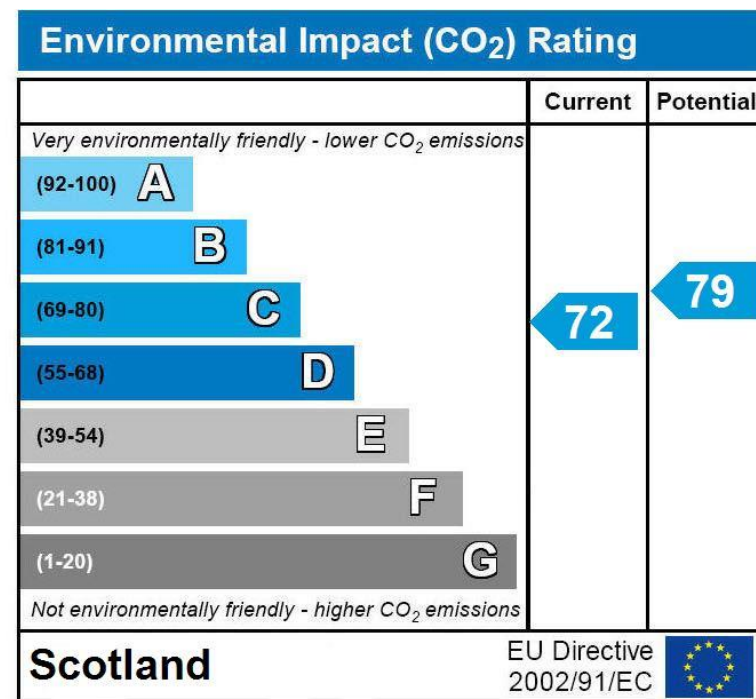


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (79)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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