




McEwan Fraser Legal
Solicitors & Estate Agents
01698 537 177

23 Nelson Crescent
MOTHERWELL, LANARKSHIRE, ML1 2JH



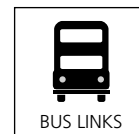
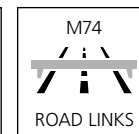
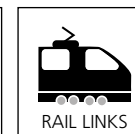
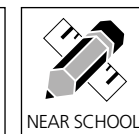
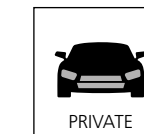
23 NELSON CRESCENT

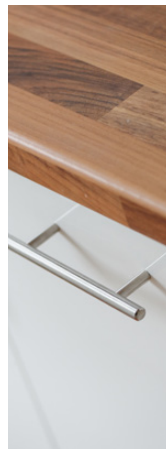
A DECEPTIVELY SPACIOUS TWO/THREE BEDROOM END-TERRACE VILLA WHICH HAS BEEN RE-DECORATED AND MODERNISED TO A HIGH STANDARD

Nelson Crescent is located within a very desirable pocket of Motherwell due to its popular school catchment. The town centre of Motherwell is a short walk away and provides a wide choice of shopping facilities and several highly regarded schools. The area has a wide choice of sports facilities including golf, tennis, bowling, swimming and the nearby Strathclyde Country Park and Chatelherault Parks. For those commuting by bus or train, there are excellent and regular links to the surrounding towns and cities including Glasgow and Edinburgh. The road network provides access both north and southbound on the M74 motorways and links with the M8 to Glasgow, Edinburgh and through the commuter belt of Scotland.



SCENES FROM DALZIEL PARK AND THE PROPERTY EXTERIOR





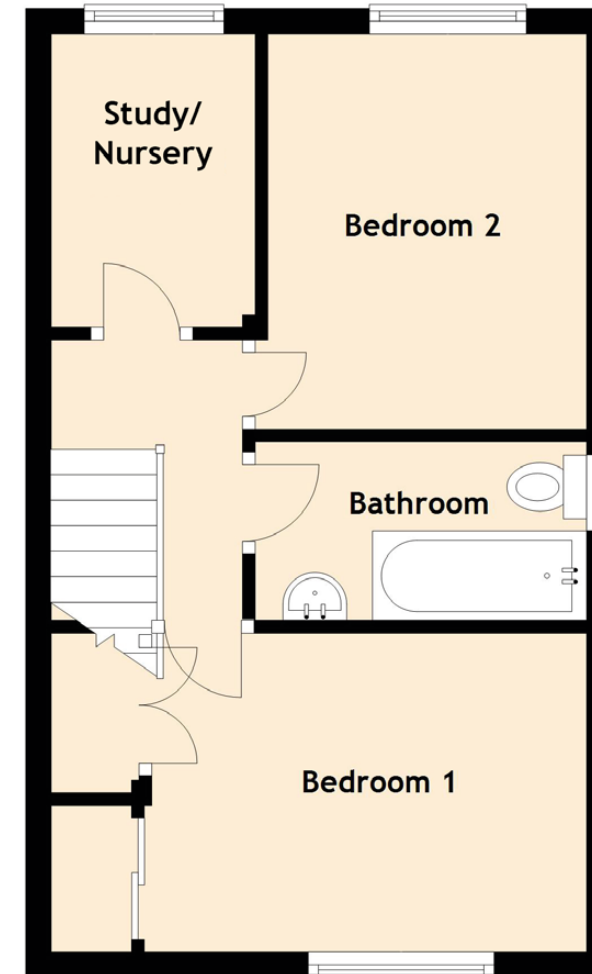
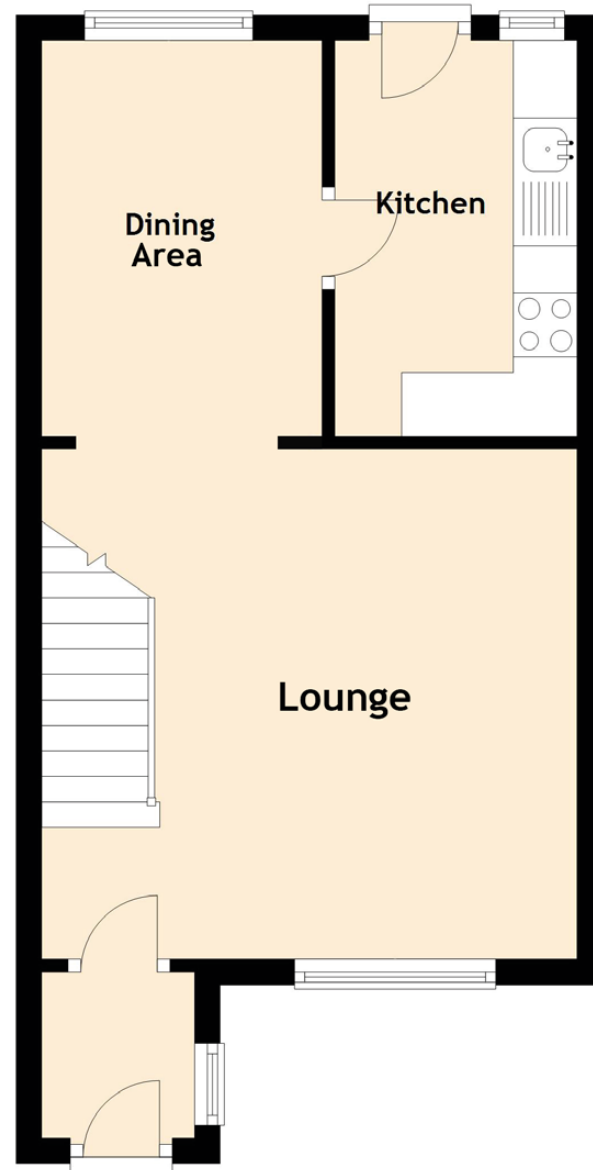
We are delighted to offer to the market this deceptively spacious, two/three bedroom, end-terrace villa, within this modern residential location in Motherwell. The property would be an ideal purchase for a young couple or family and offers good-sized accommodation and is presented to the market in true walk-in condition. It still offers the very real possibility to extend or add a conservatory to the rear (subject to obtaining the necessary consents). The property is brought to the market having undergone a recent re-decoration and modernisation programme, which includes the installation of a new kitchen and flooring.

Internally, the accommodation extends to a welcoming entrance vestibule. Immediately impressive bright and spacious lounge/diner, with picture windows to both the front and rear aspect, flooding the room with natural light and offering a range of furniture configurations. The newly fitted kitchen displays a range of contemporary floor and base units, with the added benefit of an integrated oven, hob and extractor hood. There is space for a washing machine and an upright fridge/freezer. A back door opens directly from here into the rear garden.

Upstairs, there are two, good-sized bedrooms and a useful study/nursery. The master suite has a range of mirrored wardrobes and additional over-stairs storage. All three rooms allow for additional freestanding furniture, if required. The upgraded family bathroom suite can be accessed off the upper landing and comprises a three piece suite. The loft can be accessed from the landing and provides additional storage space.

Further features include gas central heating and double glazing for additional comfort.

Externally, the property benefits from a rear garden, which is fully enclosed and is mostly laid to lawn - a great spot to spend a lazy summer's day or for alfresco dining. There are also well maintained front/side gardens. There is residents parking available to the front of the property.



Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 4.00m (13'1")
Kitchen	3.10m (10'2") x 1.90m (6'3")
Dining Area	3.10m (10'2") x 2.30m (7'7")
Bedroom 1	2.50m (8'2") x 2.00m (6'7")
Bedroom 2	3.10m (10'2") x 2.50m (8'2")
Study/Nursery	2.30m (7'7") x 1.60m (5'3")
Bathroom	2.60m (8'6") x 1.40m (4'7")

Gross internal floor area (m²)

62m²

EPC Rating

C

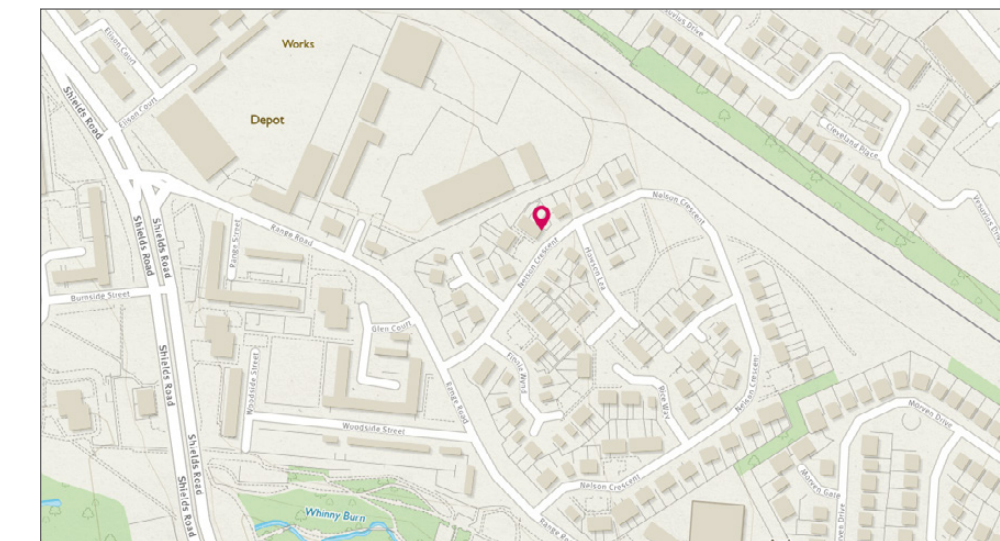


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DARREN LEE
 Regional Manager



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer