




McEwan Fraser Legal
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105 Bellshill Road
MOTHERWELL, NORTH LANARKSHIRE, ML1 3SJ

105 BELLSHILL ROAD

The property is within popular school catchments and enjoys a central position within the town with excellent amenities nearby. The town of Motherwell provides excellent shopping and sports facilities, pubs, restaurants, bistros and regular bus and train services to the surrounding towns and cities. For those commuting by car, there is excellent access both north and south via the M74 and M8 motorways.

We are delighted to bring to the market this one bedroom flat which occupies a preferred ground floor position within a central pocket of Motherwell. The property would be a fantastic acquisition for either a first-time buyer or sound Buy-To-Let investment as it is a popular spot offering great commuting links, as well as easy access to all local amenities.

The flat has been well designed to maximise the natural available light. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. In more detail, the property consists of an entrance vestibule, impressive lounge which is flooded with natural light and a fitted kitchen with a range of floor and wall mounted units and plenty of worktop space, a rear hall with a large storage cupboard, a well-proportioned double bedroom with fitted wardrobes and a three-piece bathroom completes the accommodation. The flat further benefits from electric heating, off-street parking and a private rear garden.

MOTHERWELL ML1 3SJ



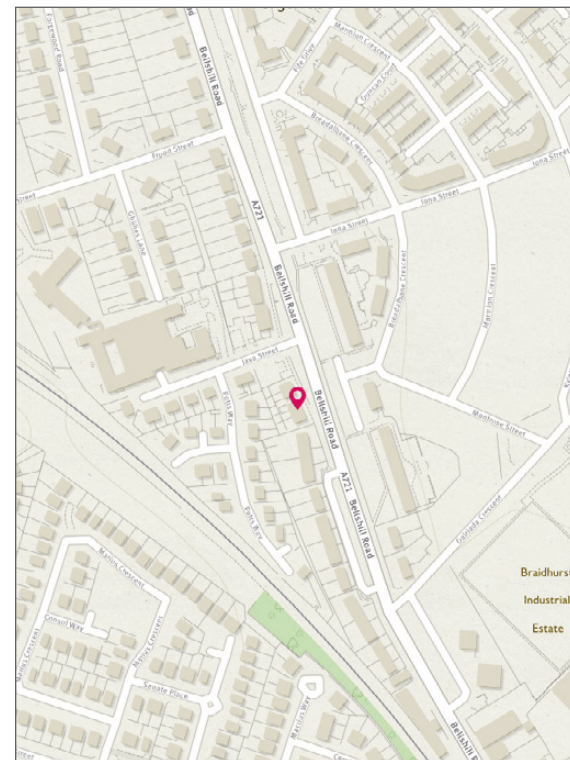
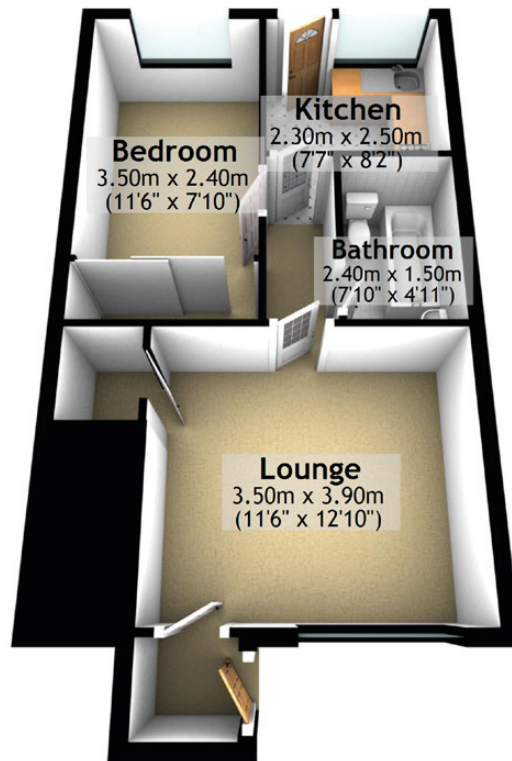
Approximate Dimensions
(Taken from the widest point)

Lounge	3.90m (12'10") x 3.50m (11'6")
Kitchen	2.50m (8'2") x 2.30m (7'7")
Bedroom	3.50m (11'6") x 2.40m (7'10")
Bathroom	2.40m (7'10") x 1.50m (4'11")

Gross internal floor area (m²): 36m²

EPC Rating: D

Extras (Included in the sale): All fitted carpets, floor coverings, blinds and white goods.



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Text and description
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Survivor



Professional photography
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Photographer



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ALAN SUTHERLAND
Designer