




McEwan Fraser Legal
Solicitors & Estate Agents
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70 Chapel Street
CLELAND, MOTHERWELL, ML1 5QZ

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Cleland provides local amenities with a wider selection of facilities to be found within Motherwell which has good amenities close by, including an excellent eighteen hole golf course and leisure complex, newly opened Motherwell College, excellent schools at both primary and secondary levels and a great variety of shops and retail parks.

The M74 provides travel links throughout the west and central Scotland via the M73 and M8.

McEwan Fraser Legal are delighted to bring to the open market this two-bedroom upper flat. The property is in need of modernisation throughout but would be an ideal first-time buyer or Buy-To-Let property.

In more detail, the property consists of hallway with storage, the bright and airy lounge allows for different furniture configurations. The kitchen comes with floor to ceiling units, electric hob, hood, oven, space for washing machine and fridge freezer.

There are two good sized bedrooms allowing for free standing furniture and different configurations as required.

The family bathroom completes the property internally with bath, wash hand basin and WC.

The property also benefits from electric heating and double glazing.

Externally the garden grounds are laid to lawn.

DISCLAIMER: This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or any other system within the property.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	3.00m (9'10") x 2.40m (7'10")
Bedroom 1	3.40m (11'2") x 3.20m (10'6")
Bedroom 2	2.80m (9'2") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m²): 63m² | EPC Rating: E

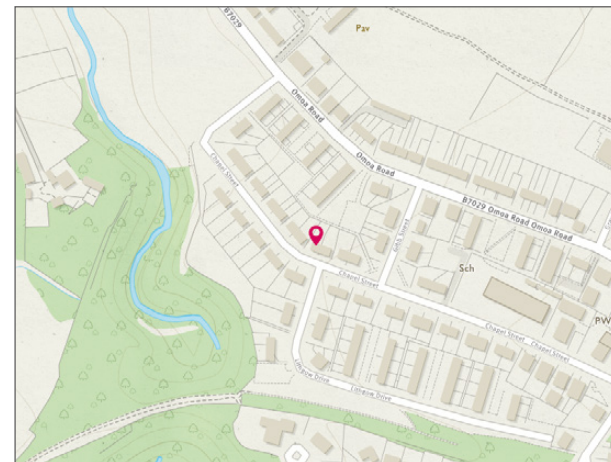


Image credit: <http://www.outlinecurry.co.uk/omaps/>

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Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer