





McEwan Fraser Legal

Solicitors & Estate Agents

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MOTHERWELL, NORTH LANARKSHIRE, ML1 3HQ

LOCATION

The large and bustling town of Motherwell in North Lanarkshire, with its population of approximately 59,000, has come a long way from simply being the steel producing powerhouse of Scotland. Today with its state of the art Motherwell College and its well-renowned schools it is a great place to call home. Centrally based, with excellent bus, rail and motorway links to the M74 and the M8 it truly is a prime location for living, commuting and enjoying life. Strathclyde Country park and Chatlerault are very close at hand for relaxing walks and a short car journey on the motorway takes you to the heart of some of Scotland best shopping centres

PROPERTY

We are delighted to offer to the market this excellent two bedroom lower cottage apartment, offered to the market in immaculate condition with the added benefit of secure, child friendly, garden space and off-street parking. The owner has spared no expense in the extensive refurbishment of this lovely home with many upgrades including a new bathroom and kitchen.

Set in a great position with a great neighbourly spirit all around, it is ideal for a growing family. This area is always very popular, due in part to some of the traditional values preferred by families, the streets are quiet enough for children to play out together in safety and everybody actually knows each other.

The accommodation consists of a bright and airy lounge/diner with lots of natural light flooding in from the large bay window. The room would suit a range of various furniture configurations due to its size and shape.

The modern kitchen is finished in clean white gloss units with sleek silver worktops and stylish Metro tiles. There is an electric oven and hob, with an integrated dishwasher and wine cooler, there is ample space for a washing machine and fridge freezer. It is the perfect place for a chef to serve up a marvellous meal.

The tiled bathroom is stunning and has a white suite with a very stylish shower enclosure and mains shower, ensuring there is always lots of instant hot water for long refreshing showers.

There are two good sized bedrooms in this apartment, all with ample space for free standing furniture. Bedroom two has French doors that lead out to the back garden.

The home is kept warm and comfortable via the double glazing and gas central heating.

A lot of money has just been spent by the current owner in this lovely property, leaving the new owners nothing to do except move in and start enjoying it.

Early viewing is strongly advised for a Buy-To-Let investor or even first-time buyers looking for a great family home that's simply perfect.

























AN ABSOLUTELY IMMACULATE TWO BEDROOM LOWER COTTAGE FLAT, BEAUTIFULLY UPGRADED TO FANTASTIC STANDARD IN A VERY POPULAR LOCATION. THE IDEAL FIRST-TIME BUYER OR BUY-TO-LET PROPERTY, WITH GARDEN SPACE.

SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

Lounge	4.30m (14'1") x 3.50m (11'6")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom	4.10m (13'5") x 3.30m (10'10")
Bedroom 2	3.30m (10'10") x 3.30m (10'10")
Shower Room	1.90m (6'3") x 1.70m (5'7")

Gross internal floor area (m^2)

70m^2

EPC Rating

D

Extras
(Included in the sale)

Free standing appliances may be available by separate negotiation.



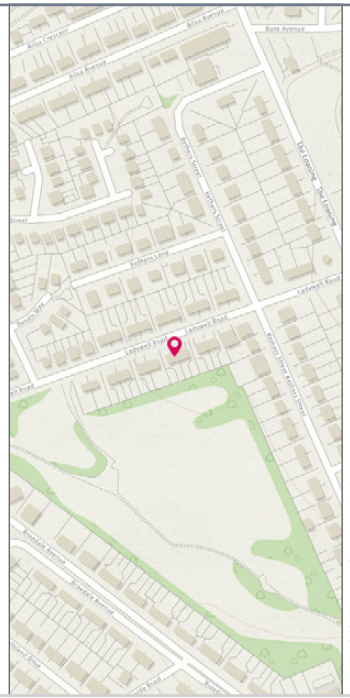


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Part Exchange Available

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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.

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2016 THE SUNDAY TIMES THE TIMES



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