




McEwan Fraser Legal
Solicitors & Estate Agents
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14 Arnott Quadrant
MOTHERWELL, NORTH LANARKSHIRE, ML1 3TQ

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Located in the sought-after residential pocket of Old Forgewood on the boundaries of Strathclyde Country Park to the north of Motherwell town centre. This is a superb spot with easy access to the town centre via public transport and car. The property is also a short drive from the M74 motorway network meaning Glasgow and the wider central belt are virtually on your doorstep. Motherwell boasts all the amenities you would expect of a modern town with excellent retail, leisure and public transport facilities.

McEwan Fraser Legal are delighted to bring to the open market this two-bed end terraced family home. The property is in need of modernisation throughout but would make an ideal buy for a developer or first-time buyer looking for a project.

In more detail the property consists of hallway with storage, the kitchen has been fitted with floor to ceiling units, gas hob, hood, space for fridge freezer and washing machine. The lounge offers good space for free standing furniture and different furniture configurations. Access to the back garden is also found in the lounge via patio doors. On the upper level, there are two good sized bedrooms and the family bathroom. All

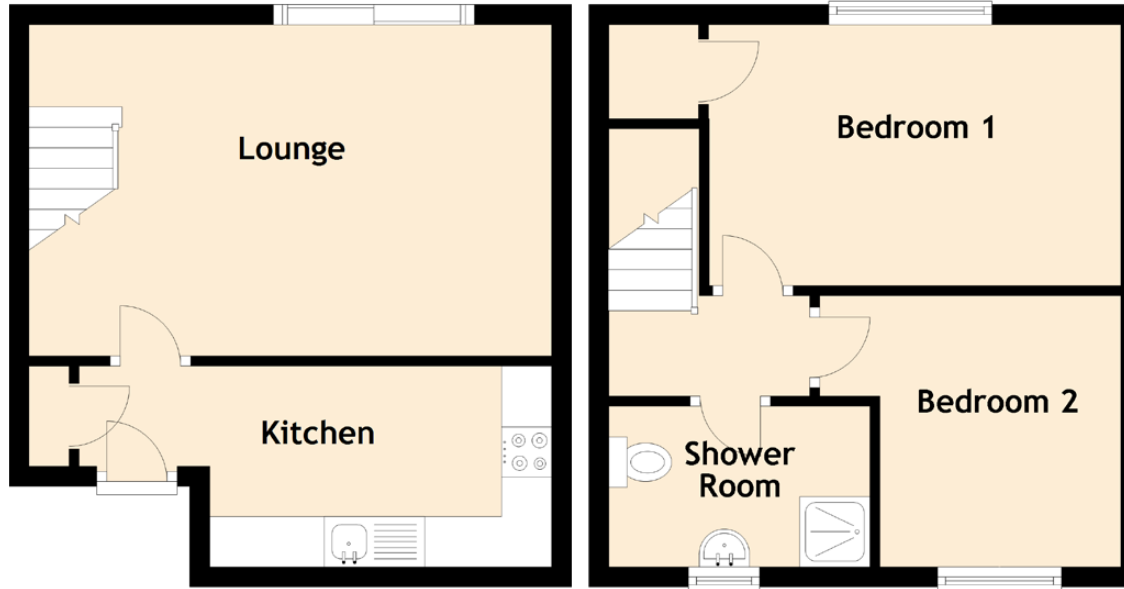
rooms require modernisation and will no doubt make a fantastic property once the work has been undertaken.

Externally the front and side garden is laid to lawn, the back garden is mostly patio area. The property also benefits from double glazed windows and heating system.

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 another system within the property. The property is being sold as seen.



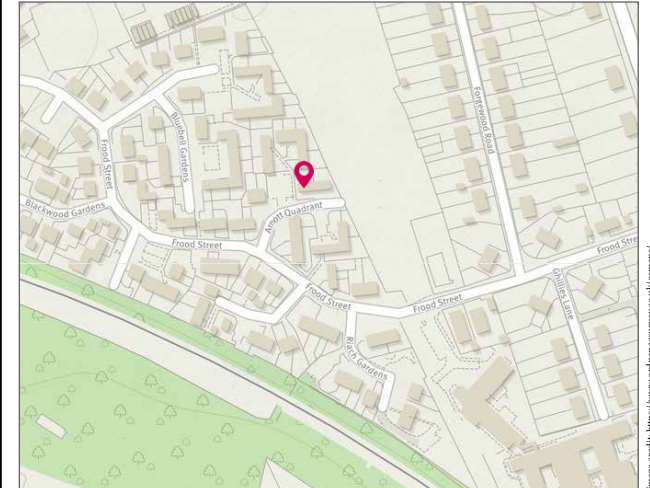
The Details



Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.30m (10'10")
Kitchen	4.20m (13'9") x 2.00m (6'7")
Bedroom 1	4.10m (13'5") x 2.60m (8'6")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Shower Room	2.70m (8'10") x 1.60m (5'3")

Gross internal floor area (m²): 54m² | EPC Rating: C



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