




McEwan Fraser Legal

Solicitors & Estate Agents

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26 Glen Court

MOTHERWELL, NORTH LANARKSHIRE, ML1 2JB

26 GLEN COURT

Glen Court offers a spacious three bedroom flat with the town centre of Motherwell only being 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.

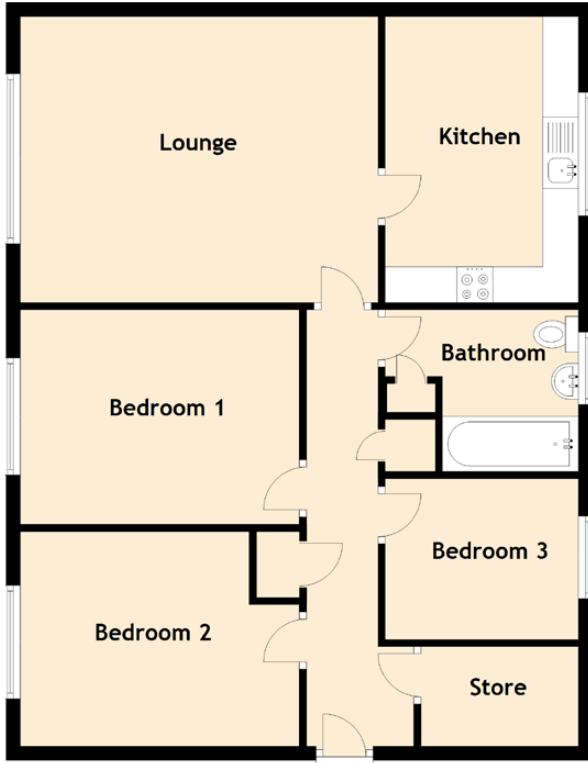
This property is a fantastic size throughout and can be utilised to all the buyers requirements regarding the layout. Glen Court is an area within Motherwell that has a high proportion of families residing and this flat with two double bedrooms, and a large single this would make an ideal family home. Throughout the property is spacious and boasts a range of storage. The large living room offers access to the kitchen which boasts gas hob and a multitude of floor and wall mounted units ideal for the family.

Being on the second floor this property has great views of surrounding areas

and is accessed through a secure entry system and a well maintained and clean stairwell which speaks to the quality of neighbours in the building. The decor within the flat is fairly neutral throughout and is awaiting new owner to put their stamp on it and possibly may see the benefit in some modernisation.

The property benefits from gas central heating and double glazing and being tenanted you can be assured that the gas and electrics have been annually serviced.

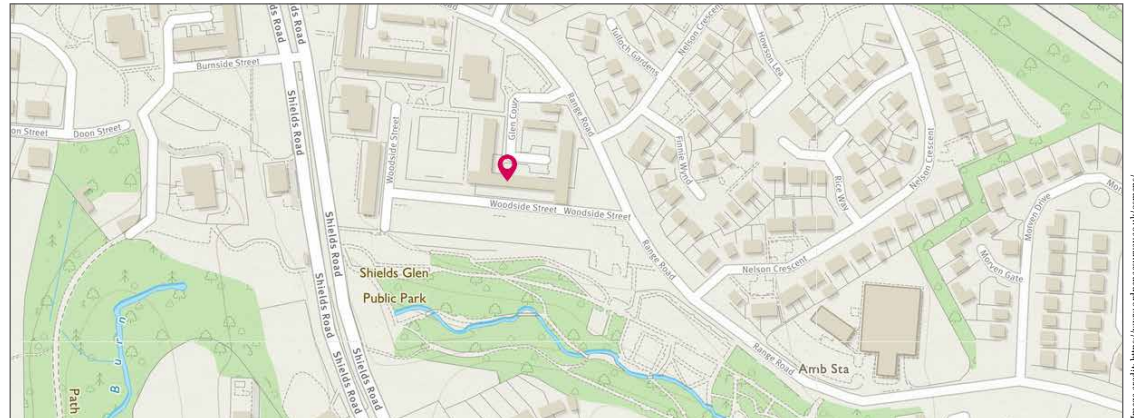




Approximate Dimensions (Taken from the widest point)

Lounge	5.00m (16'5") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 2.70m (8'10")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bedroom 3	2.70m (8'10") x 2.20m (7'3")
Bathroom	2.70m (8'10") x 2.10m (6'11")

Gross internal floor area (m²): 80m² | EPC Rating: D



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