

# 85 James Street

MOTHERWELL, NORTH LANARKSHIRE, ML1 3JP



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Excellent two-bed terrace, great accommodation,  
popular area, a perfect home*



We are delighted to bring to the market this excellent two-bedroom terraced home, set in a popular family-friendly street with a great neighbourly spirit all around it. This lovely home makes a great place for any young couple to settle. Having just been redecorated it's presented in good condition, leaving the lucky new owners little to do except move in and start enjoying it.

# THE LOUNGE/DINER



The accommodation comprises a bright and spacious lounge/diner which given its shape would suit a range of furniture configurations. The free-flowing space is well lit with natural light flooding in and the area offers space for a dining table if required.

# THE KITCHEN



The kitchen is perfect for the home, finished in a range of white fitted units, with an electric oven and gas hob and ample space for the free-standing fridge freezer, washing machine, and dishwasher, all helping to make it a great space to cater for everyone's requirements.





The bathroom is bright and fresh, finished in a white suite with a tap-fed shower over the bath. There are two good sized bedrooms in this great home, one double and a single. The double has built-in wardrobe storage and both have ample space for free-standing furniture. The downstairs cloakroom WC is a handy addition to any home.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



The property is always warm and comfortable via double glazing and gas central heating. The garden space is also a real feature; low maintenance, secure and child-friendly and on sunnier days it offers a great place to relax, unwind and enjoy a glass of wine at the end of a hard day. Residents Parking is adjacent to the rear of the property.

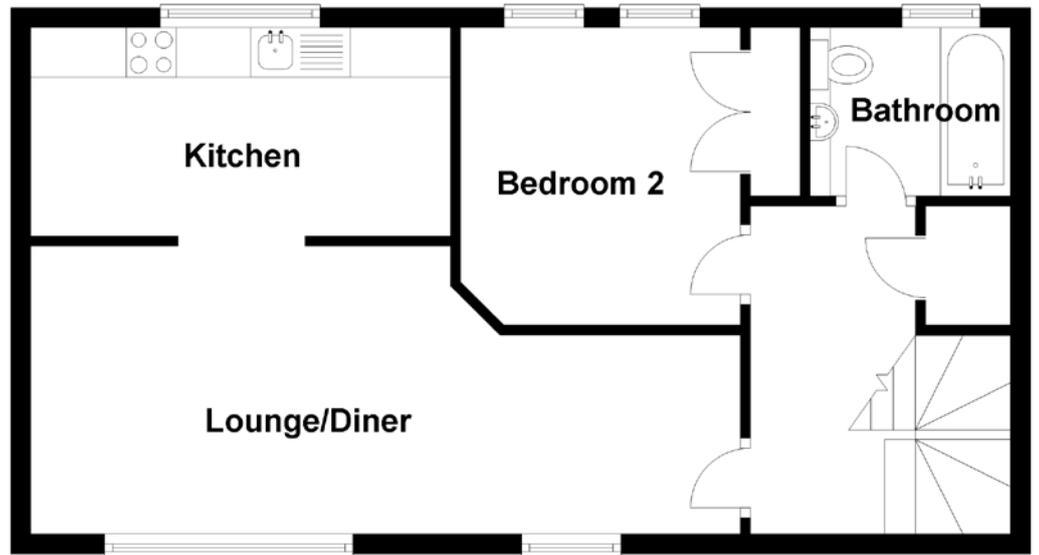
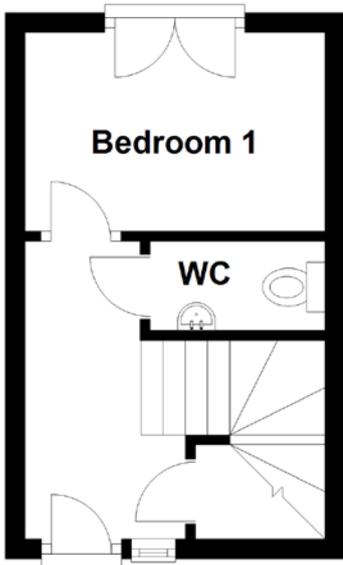
This great home would make an ideal buy for first-time buyers or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a great property in an eternally popular area.

# THE GARDEN



Parking to rear

# FLOOR PLAN, DIMENSIONS & MAP



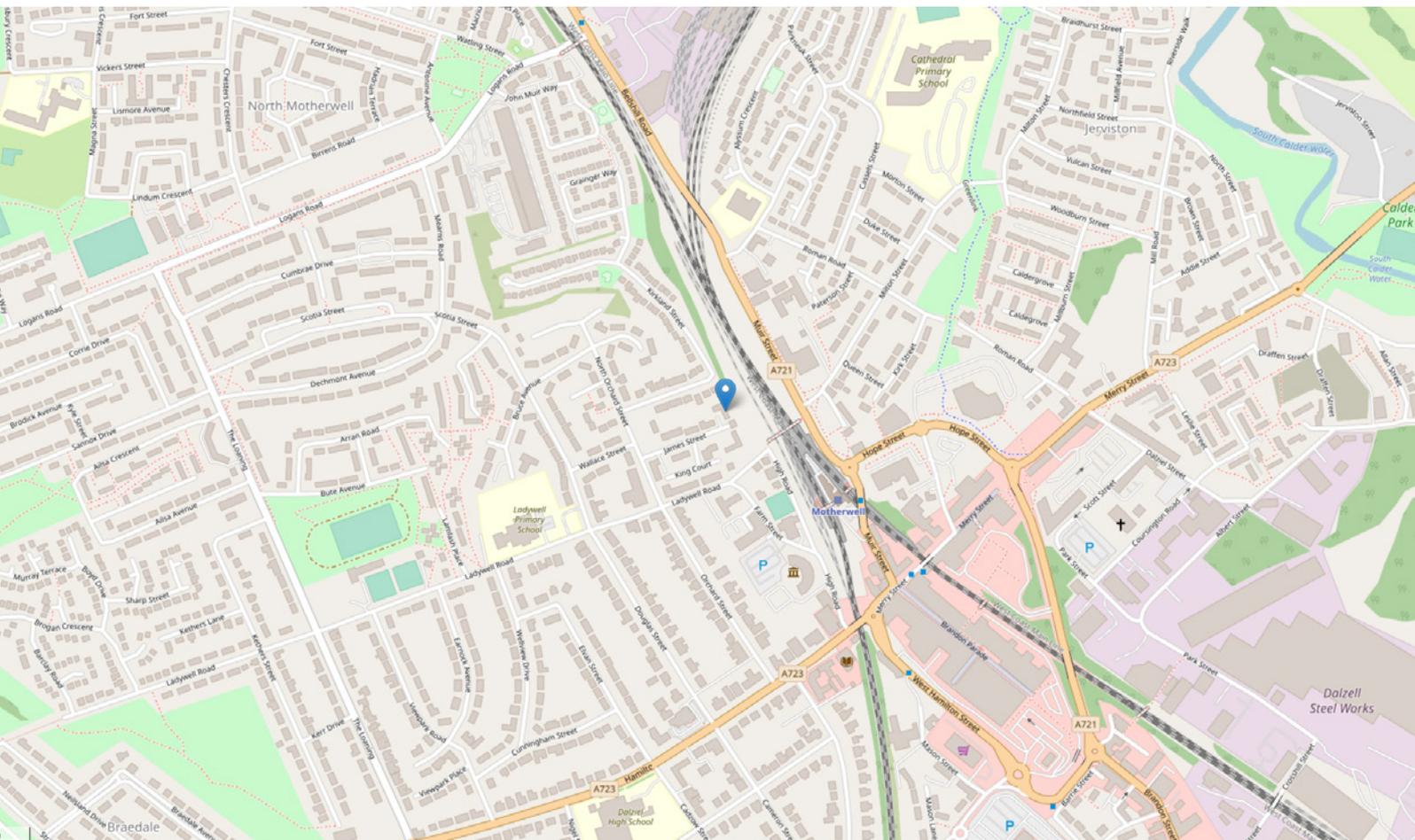
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.10m (23'4") x 2.90m (9'6")
Kitchen	4.20m (13'9") x 2.10m (6'11")
Bedroom 1	3.00m (9'10") x 2.00m (6'7")
Bedroom 2	3.00m (9'10") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")
WC	1.75m (5'9") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): 61m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £1500.00

Extras (Included in the sale): Freestanding appliances included with the property.



# THE 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 Chatelherault 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's best shopping centres



  
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