

9 Highfield Crescent

MOTHERWELL, NORTH LANARKSHIRE, ML1 4BN



Immaculate two bed lower cottage flat, beautifully upgraded, popular location, garage



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We are delighted to offer to the market this excellent two bedroom lower cottage flat, offered to the market in immaculate condition with the added benefit of secure, child friendly, rear garden space with a garage, shed and off-street parking.

Set in a great position with a great neighbourly spirit all around, it is ideal for any young couple or small 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 LOUNGE/DINER



The accommodation consists of a bright and airy lounge/diner with lots of natural light flooding in from the large patio doors. The beautiful fireplace is the focal point of the room and it's clear the room would suit a range of furniture configurations.

THE KITCHEN



The modern kitchen is finished in clean white gloss units, there's an electric oven and hob, with ample space for the freestanding washing machine and side by side fridge & freezer. It is the perfect place for a chef to serve up a marvellous meal.





The bright Shower room has a white suite with a shower enclosure that contains an electric shower, ensuring an instant supply of hot water for refreshing showers.

THE SHOWER ROOM



BEDROOM 1



There are two good sized bedrooms in this apartment, both with ample space for free standing furniture. Bedroom one has excellent built-in storage and currently makes a great formal dining room.

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

BEDROOM 2



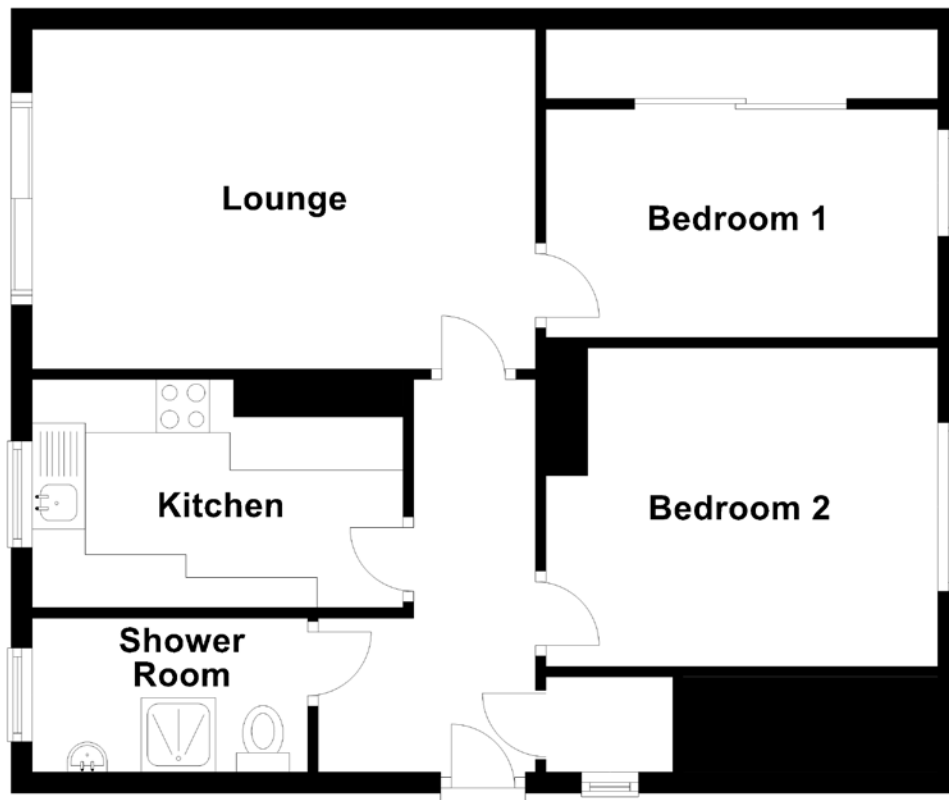
This home has clearly been looked after and enjoyed by the current owners. It will offer a great home for the next owners, move in, sit down and start enjoying it.

Early viewing is strongly advised for Buy-To-Let investors or even first-time buyers seeking a great family home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

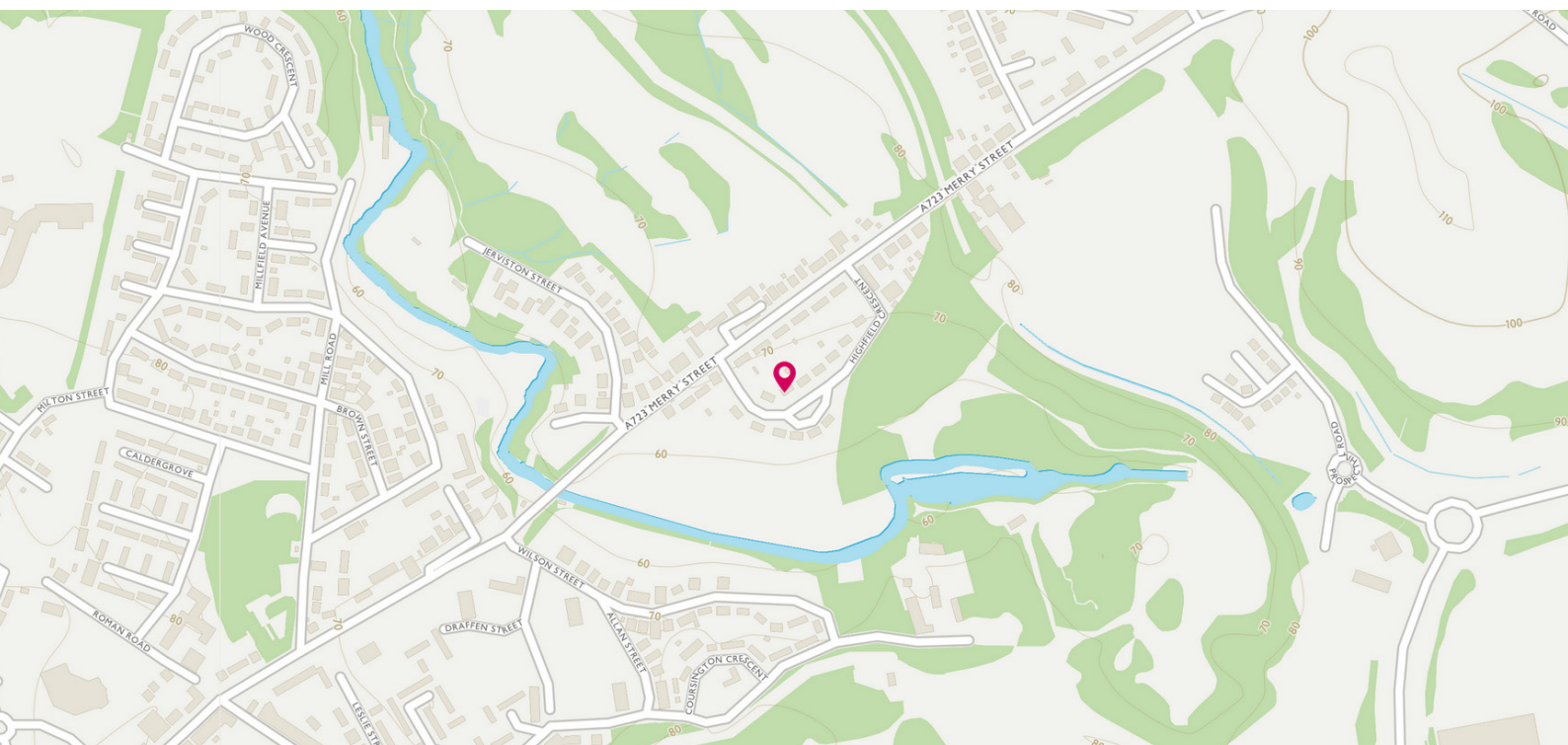


Approximate Dimensions (Taken from the widest point)

Lounge	4.75m (15'7") x 3.20m (10'6")
Kitchen	3.50m (11'6") x 2.15m (7'1")
Bedroom 1	3.70m (12'2") x 2.15m (7'1")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Shower Room	2.60m (8'6") x 1.45m (4'9")

Gross internal floor area (m²): 62m²
EPC Rating: C

Extras (Included in the sale): Free standing appliances may be available by separate negotiation.



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 best shopping centres.



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