



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**11 Windmill Court**  
MOTHERWELL, NORTH LANARKSHIRE, ML1 1XD

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The large and bustling town of Motherwell in North Lanarkshire, has come a long way from simply being the steel producing powerhouse of Scotland. Today with its state of the art Motherwell College and it's well-renowned schools, it's a great place to call home.

Windmill Court is within popular school catchments and enjoys a central position in the town with excellent amenities within walking distance. The town of Motherwell provides excellent shopping facilities, sports facilities, pubs, restaurants, bistros, as well as regular bus and train services to the surrounding towns and cities. For those commuting by car, there is excellent access both north and south via the M74 and M8 motorways.

Windmill Court is a small development of flats located just outside the Town Centre which boast private parking.

The flat is on the first floor and is accessed through a secure entry system into an immaculate communal hallway.

Inside the flat is of great proportion evident by the spacious hallway with large storage cupboard that greets you from where all

apartments are accessed. Through into the living room you will notice first of all the natural light which floods in by way of 2 windows. The space itself is large and would allow for an array of furniture including a table and chairs for more formal dining. Into the kitchen there are ample floor and wall units and also space for washing machine, dishwasher and fridge freezer. There is an integrated oven with extractor hood and a gas hob for the aspiring chef. The kitchen also has space for a small table and chairs. Into the bathroom you will notice the modern neutral tile and the white three piece suite which includes a mains fed shower. This property has two double bedrooms with double mirrored wardrobes in the larger of the rooms. Both the bedrooms would allow for numerous furniture configurations.

Windmill Court has been professionally decorated to bring to market and while some may wish to modernise some of the features throughout, a viewing should be arranged to fully appreciate the space and location that is on offer.





# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Kitchen	4.10m (13'5") x 2.40m (7'10")
WC	2.40m (7'10") x 2.10m (6'11")
Bedroom 1	3.70m (12'2") x 3.38m (11'1")
Bedroom 2	3.70m (12'2") x 2.90m (9'6")

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

Extras (Included in the sale): Gas Central Heating, Private Parking, White Goods and Light Fixtures

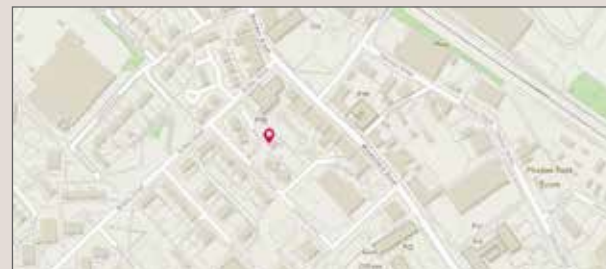


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