

# 29 Braedale Avenue

MOTHERWELL, ML1 3DX



*THIS PROPERTY IS SUBJECT TO A  
BUYERS PREMIUM*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

We are delighted to offer to the market this excellent two-bedroom lower cottage flat, offered to the market in great condition with the added benefit of secure, child friendly, front and rear garden space. Set in a great position within a popular area with a great neighbourly spirit all around it, it is ideal for any young couple or small family.

The accommodation consists of a bright and airy lounge with lots of natural light flooding in from the large bay window. The log burner fireplace is the focal point of the room and it's clear the spacious room would suit a range of furniture configurations.

The kitchen/diner is finished in a range of two tone units, with an electric oven and hob and ample space for a free-standing washing machine and fridge and freezer. The room also accommodates a breakfast/dining table, it's the perfect place for a chef to serve up a marvellous meal. Leaving the kitchen the warm and inviting sun room offers a great space to just sit down and enjoy the sunshine and a coffee break.







“...THE  
KITCHEN/DINER  
IS FINISHED  
IN A RANGE  
OF TWO TONE  
UNITS, WITH AN  
ELECTRIC OVEN  
AND HOB...”











---

The bright bathroom has a white suite with a shower over the bath, ensuring an instant supply of hot water for refreshing showers.

There are two good sized bedrooms in this apartment, both bright and welcoming with ample space for free standing furniture.

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

This lovely home has really been enjoyed by the current owner and it offers a great home for the next owners. Move in, sit down and start enjoying it.

Early viewing is strongly advised to anyone seeking a great home in a great location.

---



**Bedroom 1**







**Bedroom 2**







Approximate Dimensions

(Taken from the widest point)

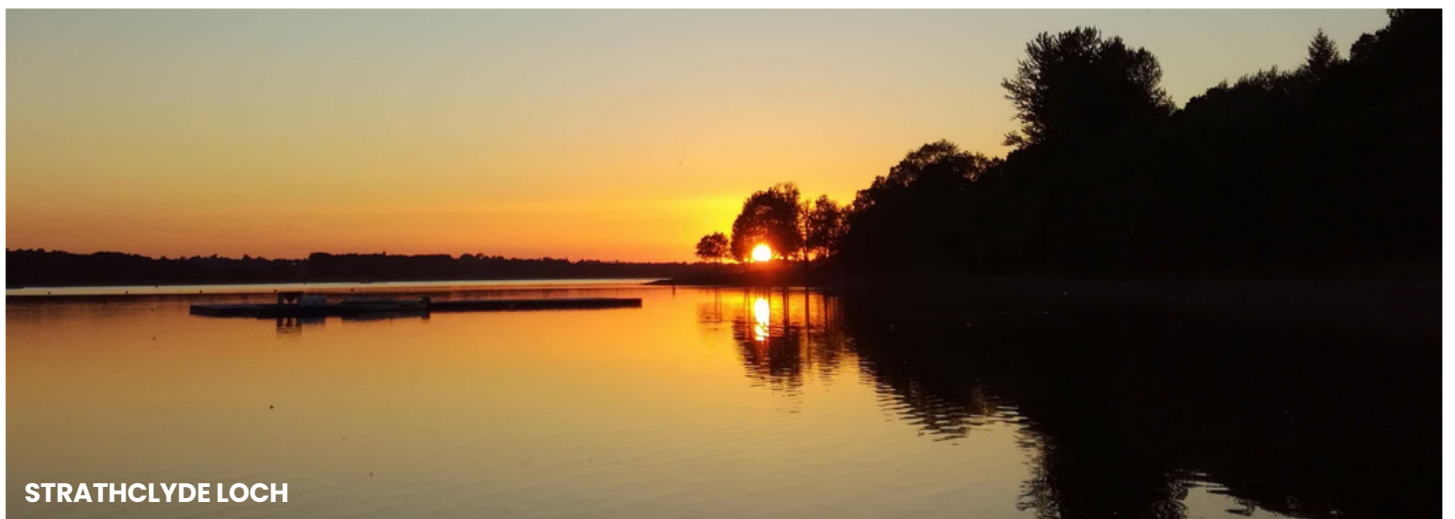
Lounge	4.30m (14'1") x 3.70m (12'2")	Sun Room	1.80m (5'11") x 1.50m (4'11")
Kitchen	3.46m (11'4") x 3.00m (9'10")		
Bedroom 1	4.10m (13'5") x 3.40m (11'2")	Gross internal floor area (m <sup>2</sup> ): 71m <sup>2</sup>	
Bedroom 2	3.40m (11'2") x 3.40m (11'2")	EPC Rating: D	
Bathroom	1.95m (6'5") x 1.90m (6'3")	Buyer's Premium Value: £1700	



# Garden Area



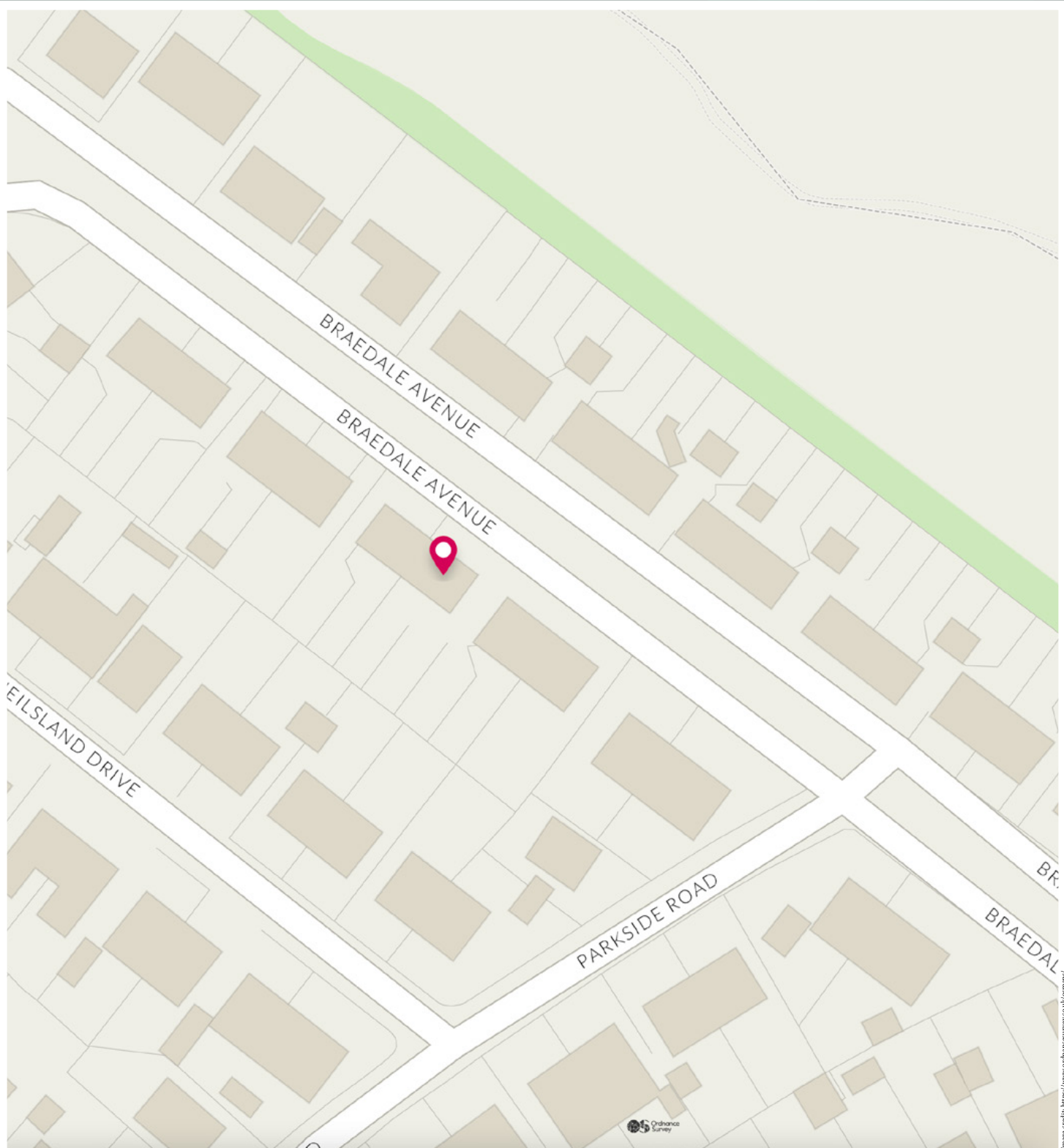




The large and bustling town of Motherwell in North Lanarkshire, with its population of approximately 59,000, has come a long way from simply being the steel producing powerhouse of Scotland. Today with its state of the art Motherwell College and its well-renowned schools it is a great place to call home. 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

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



Text and description  
**KEN MEISAK**  
Area Sales Manager



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.