



## EXCELLENT ONE-BED APARTMENT



01698 537 177



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



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



---

We are delighted to bring to the market this excellent one-bed modern apartment, beautifully presented and set in the quiet and popular area of Motherwell.

The apartment makes a highly affordable home for first-time buyers, equally, it would make a perfect Buy-to-Let investment property.

The excellent accommodation benefits from a bright and spacious lounge/kitchen/diner, which due to its shape, would suit a range of furniture configurations. The room is very welcoming and makes a relaxing environment to come home to. The modern kitchen is perfect for the apartment, finished with a range of white fitted units along with an electric oven and hob with ample room for the freestanding fridge freezer and washing machine. The breakfast bar offers excellent space for dining. It's evident the kitchen makes a clean, efficient workspace for any chef to serve a marvellous meal.

---



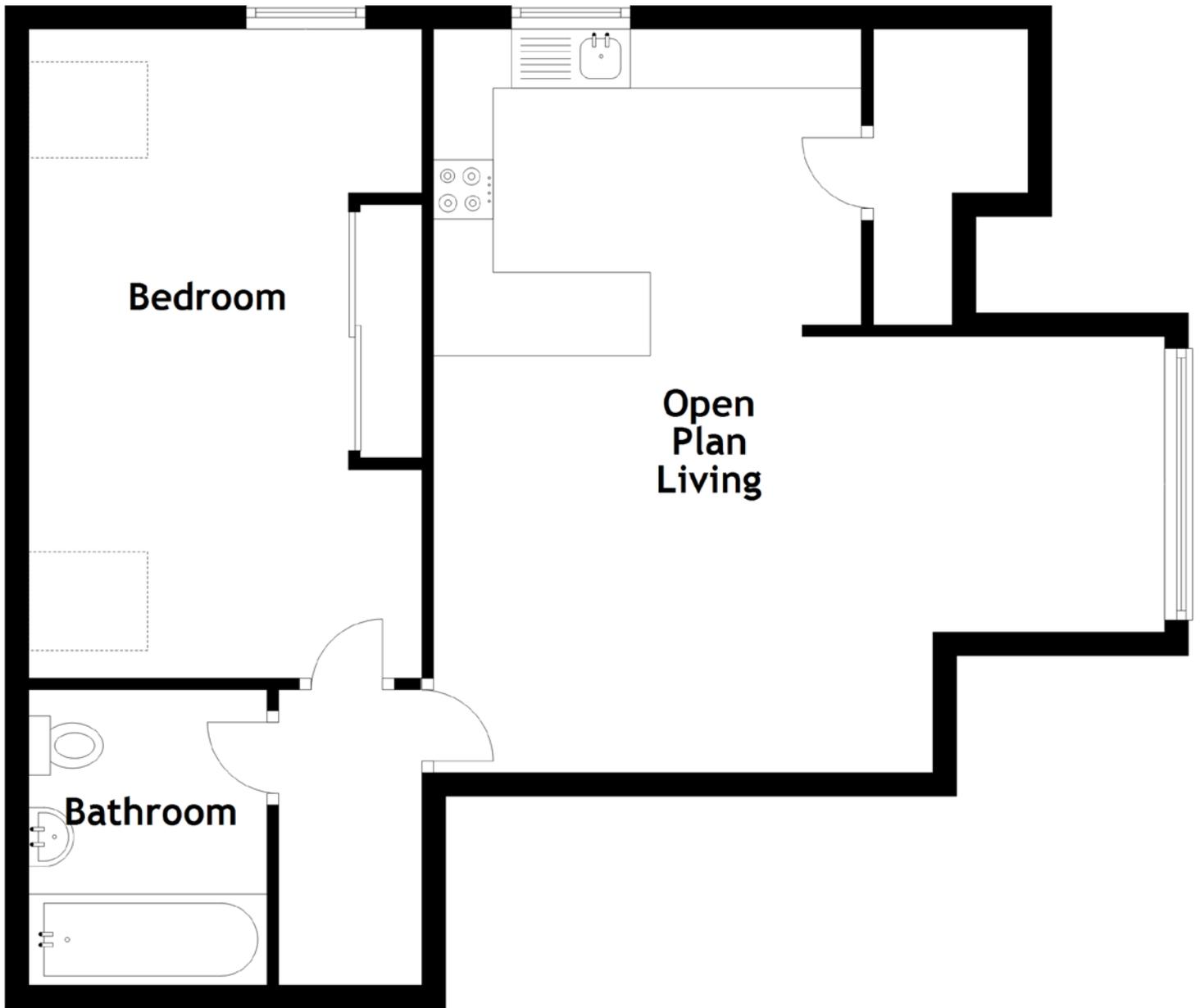




The double bedroom is a good size, with light flooding in from the twin 'Velux' style windows, along with room for free-standing furniture and a built-in wardrobe. The tiled bathroom is bright and fresh, finished in a white suite with a tap-fed shower over the bath, ensuring a consistent supply for showering.







#### Approximate Dimensions

(Taken from the widest point)

Open Plan Living	6.30m (20'8") x 6.15m (20'2")
Bedroom	5.50m (18'1") x 3.30m (10'10")
Bathroom	2.50m (8'2") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup>

EPC Rating: C

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system. There is ample storage space to keep the apartment tidy and clutter-free at all times. Resident's parking is adjacent to the rear of the apartment and allocated with one space along with plenty of visitor parking as well.

Early viewing is recommended for young individuals or couples or even Buy-to-Let investors seeking a bright, modern, stylish and excellent value apartment in great order.





## STRATHCLYDE LOCH

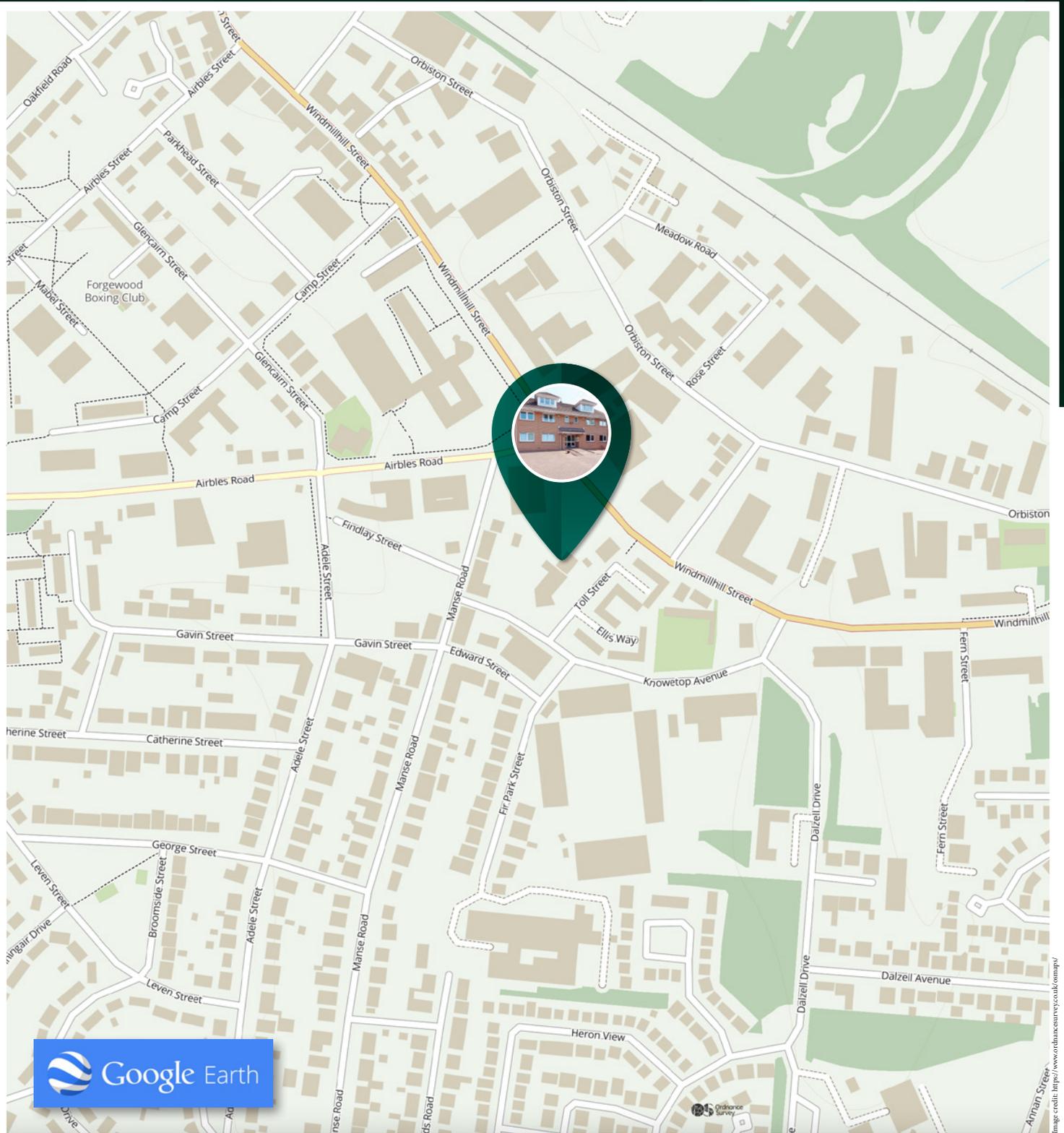
---

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.

---

## The Location



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

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

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

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE TIMES



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.