

  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**21 Nelson Crescent**

MOTHERWELL, SOUTH LANARKSHIRE, ML1 2JH

# THE LOCATION

MOTHERWELL, SOUTH LANARKSHIRE, ML1 2JH

Nelson Crescent is located within a very desirable pocket of Motherwell, with its popular school catchment. The town centre of Motherwell is a short walk away and provides a wide choice of shopping facilities and several highly regarded schools. The area has a wide choice of sports facilities including golf, tennis, bowling, swimming and the nearby Strathclyde Country Park and Chatelherault Parks.

For those commuting by bus or train, there are excellent and regular links to the surrounding towns and cities, including Glasgow and Edinburgh. The road network provides access both north and southbound on the M74 motorways and links with the M8 to Glasgow, Edinburgh and through the commuter belt of Scotland.



NEAR SCHOOLS



LOCAL AMENITIES



BUS LINKS



TRAIN LINKS



M74 ROAD LINKS



PRIVATE

# 21 NELSON CRESCENT

MOTHERWELL, SOUTH LANARKSHIRE, ML1 2JH

We are delighted to offer to the market this deceptively spacious, two-bedroom, mid-terrace villa, within this modern residential location in Motherwell. The property would be an ideal purchase for a young couple or family and offers good-sized accommodation, presented to the market in good condition. It still offers the very real possibility to extend or add a conservatory to the rear (subject to obtaining the necessary consents). The property is brought to the market having undergone a re-decoration and improvement programme.

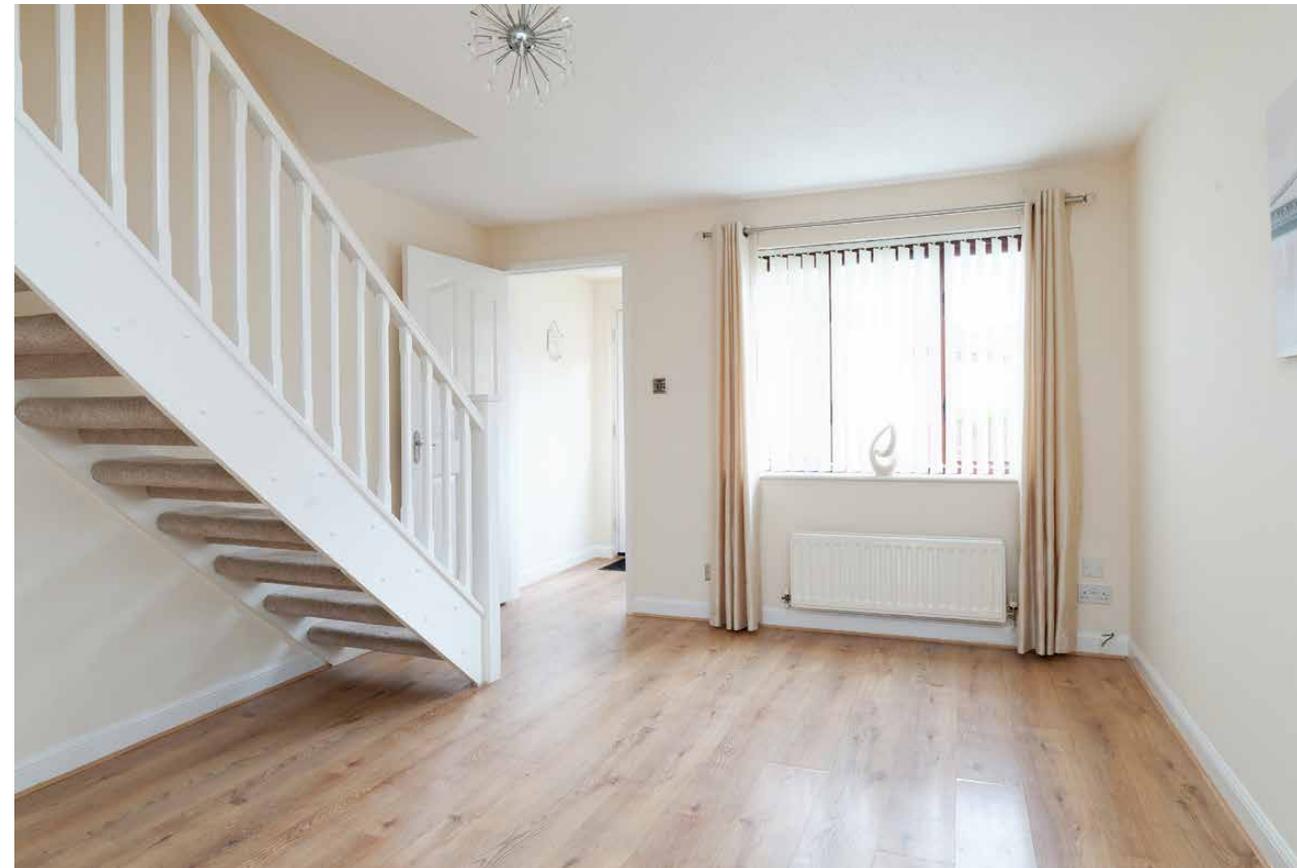
Internally, the accommodation extends to a welcoming entrance vestibule, immediately impressive bright and spacious lounge with a picture window to the front aspect, flooding the room with natural light and offering a range of furniture configurations. Stairs rise to the first floor. Access is gained from here to the kitchen/diner, which displays a range of contemporary floor and base units, with the added benefit of an integrated oven and hob. There is space for a washing machine, tumble dryer and an upright fridge freezer. A half-glazed back door opens directly onto the decking in the rear garden.

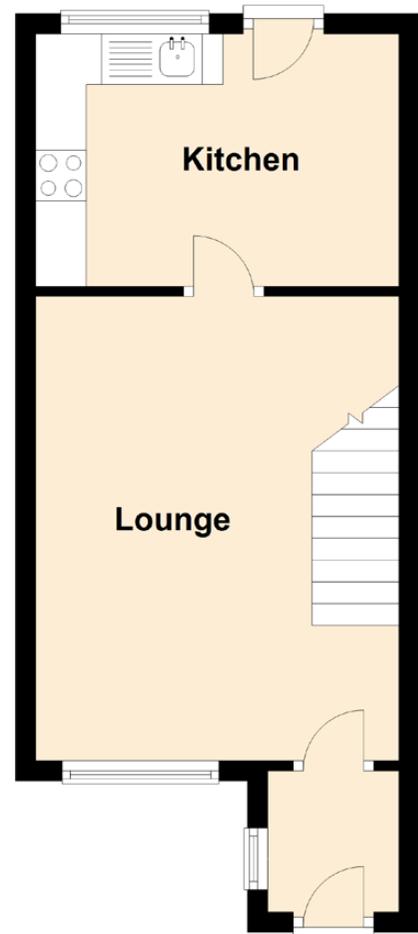
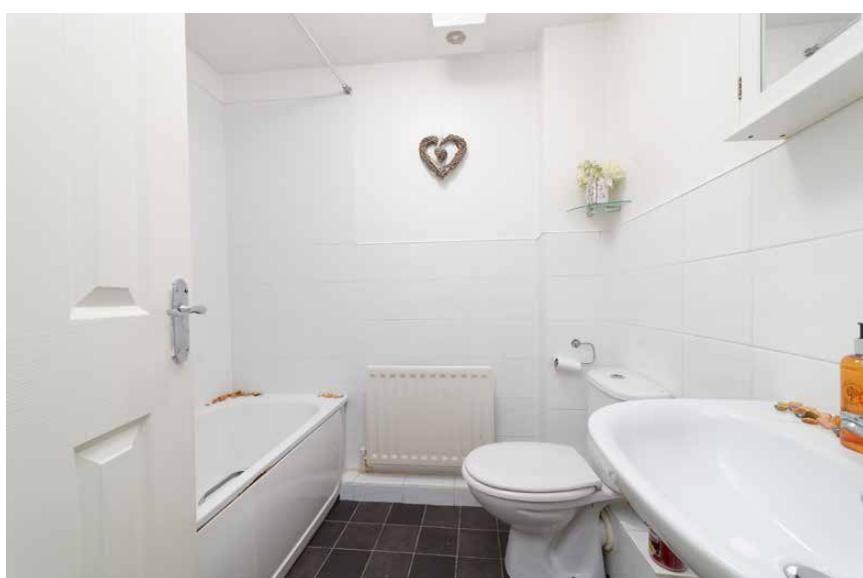
Upstairs, there are two, good-sized bedrooms. Both have storage facilities and allow for additional freestanding furniture

if required. The family bathroom suite can be accessed off the upper landing and comprises a three-piece suite. The loft can be accessed from the landing and provides additional storage space.

Further features include gas central heating and sealed double glazing for additional comfort.

Externally, the property benefits from a rear garden, which is fully enclosed and is virtually maintenance-free, the feature area of decking is a great spot to spend a lazy summer's day or for alfresco dining. The front garden is also well maintained. There is residents parking available to the front of the property.





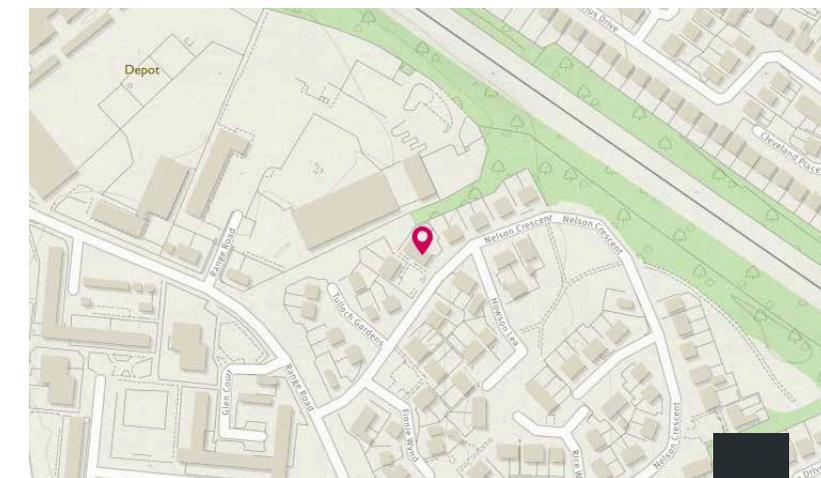
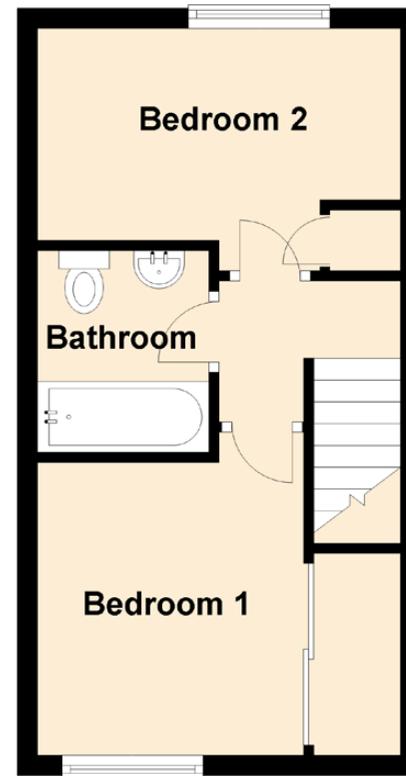
# SPECIFICATIONS & DETAILS

## FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.60m (11'10")
Kitchen	3.60m (11'10") x 2.50m (8'2")
Bedroom 1	2.90m (9'6") x 2.64m (8'8")
Bedroom 2	3.60m (11'10") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup> | EPC Rating: C





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