

# 9 Martin Place

NEWARTHILL, MOTHERWELL, NORTH LANARKSHIRE, ML1 5HA



*BEAUTIFULLY UPGRADED TWO-BED  
MID-TERRACE PROPERTY*



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McEwan Fraser Legal are delighted to offer to the market this lovely two-bed mid-terrace home. The accommodation comprises a bright and spacious lounge/diner, which, given the room's shape, would suit a range of furniture configurations. The downstairs WC is a welcome addition to any family home.



The stylish kitchen makes a fantastic hub for the family around meal times. It's perfect for the home and is finished in a range of fitted units. There's a cooker with ample space for a free-standing washing machine and fridge freezer. The dining room is a good size for family dining, and it leads out beautifully to the elevated deck area and stunning, secure back garden.





There are two good-sized bedrooms in this lovely home, both with ample space for free-standing furniture. There's also a dressing room which could double as a snug/study or home office area. The family bathroom is bright, fresh and beautifully tiled, with a white suite and a shower over the bath. There are ample cupboard spaces to help keep everything in its place.



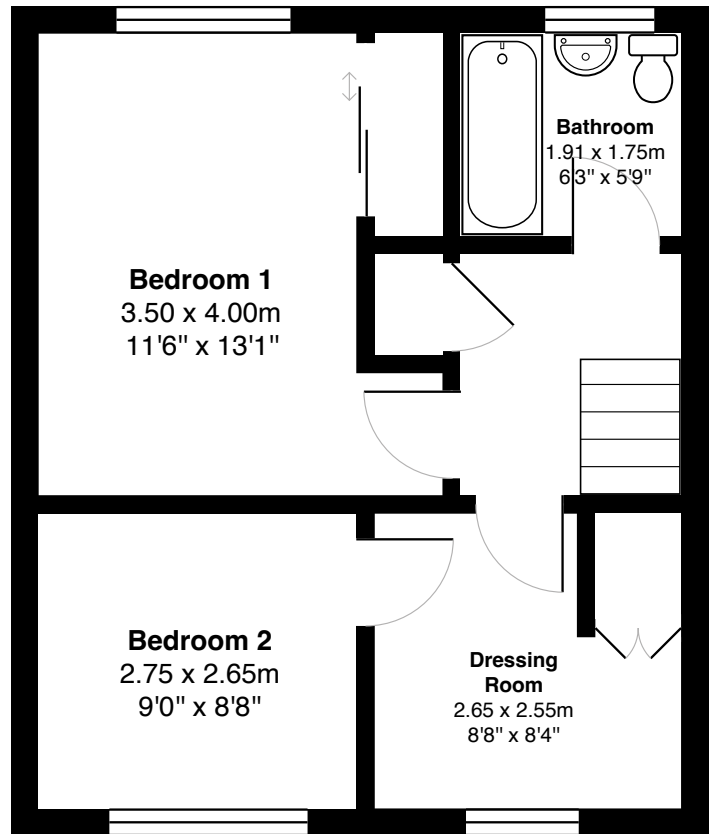
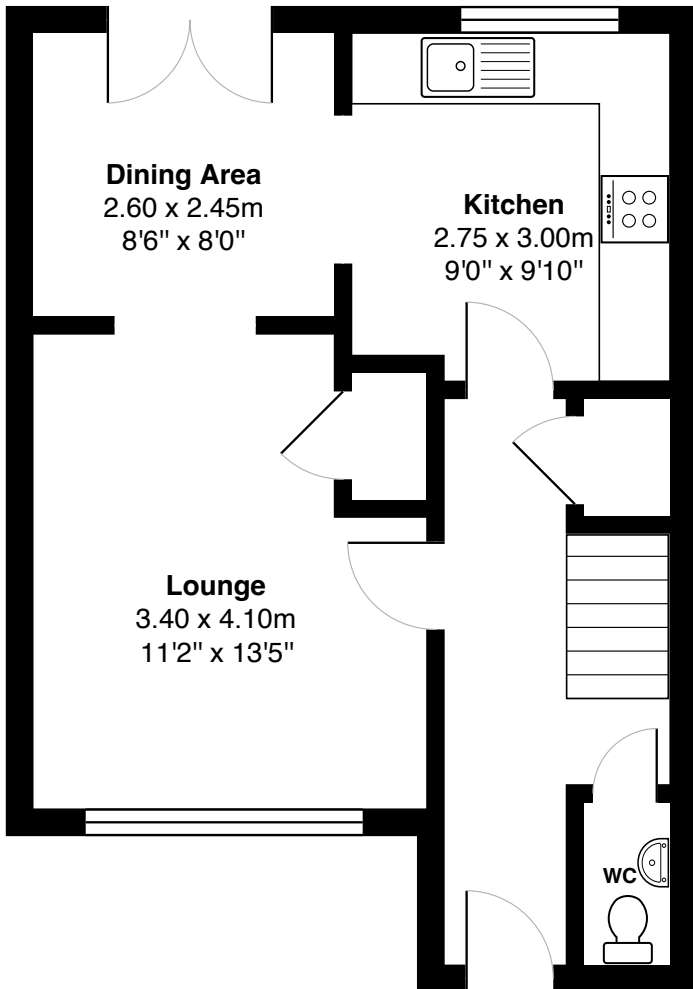


**Bedroom 2**









Gross internal floor area (m<sup>2</sup>): 75m<sup>2</sup>

EPC Rating: C

## Floor Plan

The house is kept warm and comfortable with double glazing and gas central heating. The stunning deck and garden space is both secure and child-friendly and offers a perfect place to relax and unwind on sunnier days. There's a shed, and parking is off-street. Some properties tick many boxes; this is definitely one of them. Early viewing recommended.

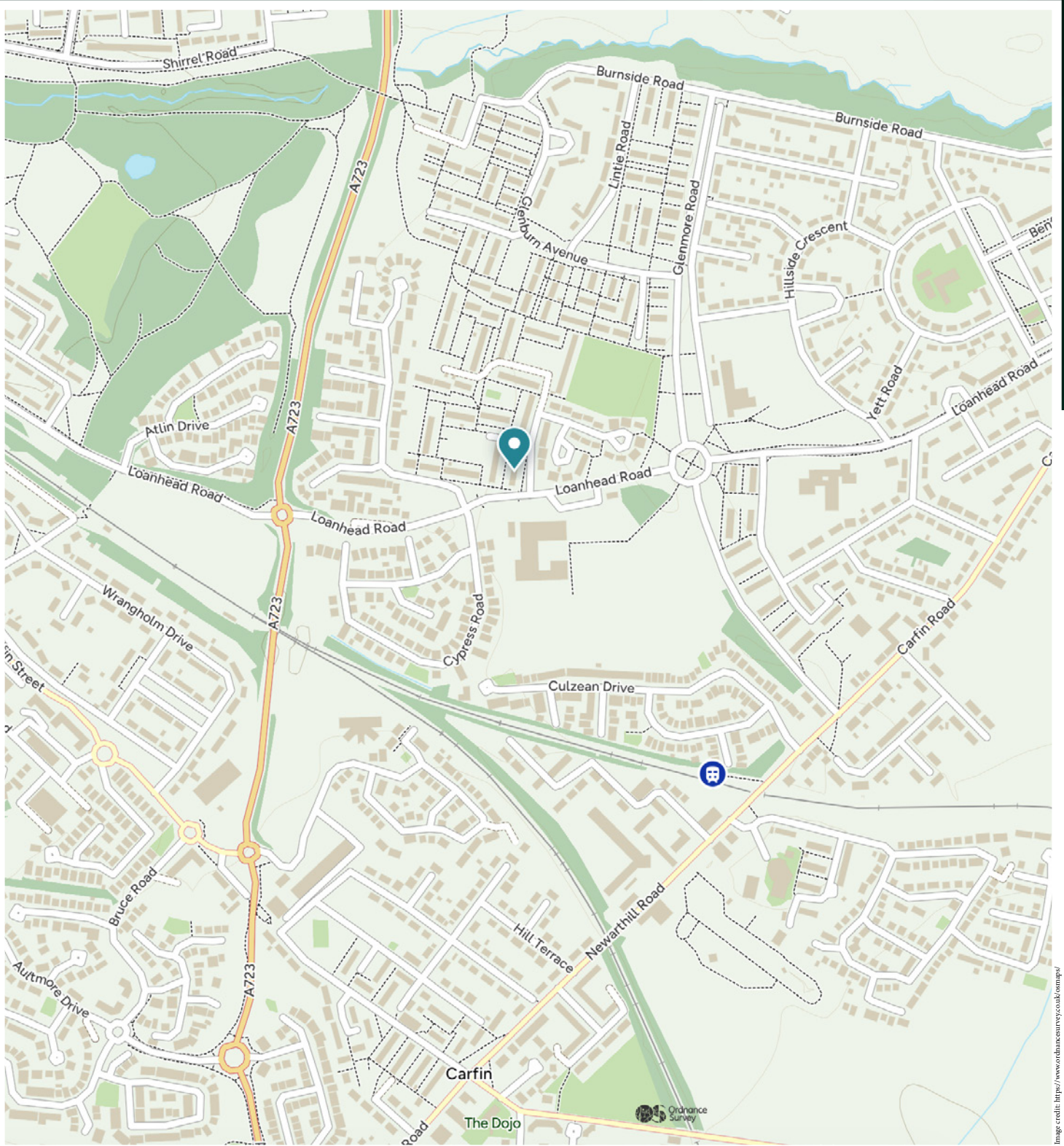




The lovely home is within popular school catchments and enjoys a central but at the same time private position within the town of Newarthill. The nearby town of Motherwell provides excellent shopping and sports facilities, pubs, restaurants, bistros and regular bus and train services to the surrounding towns and cities.

For those commuting by car there are excellent access links both north and south via the M74 and M8 motorways, ensuring Glasgow, Edinburgh and all areas of central Scotland are easily reached on a daily basis.

## The Location



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