



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**9 Latimer Court**  
MOTHERWELL, NORTH LANARKSHIRE, ML1 2GA

## THE LOCATION



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. Latimer Court in the sought after Barons Gate development is located in the very heart of Motherwell, in a great location just off Airbles Road. Motherwell is one of Lanarkshire's largest towns and offers a wide range of shopping, leisure and sports amenities. It lies to the east of the Clyde Valley and is only 12 miles away from Glasgow.

Barons Gate is just a few minutes walk from Airbles Railway Station (which lies on a mainline) and is close to the M8, M73 and M74. This makes it a perfect base for commuters who work in either Glasgow or Edinburgh. The development also falls within the catchment area of Dalziel High School – a popular, well regarded, non-denominational high school – and is close to a number of primary schools, which makes it a great location for families. Although Barons Gate is at the heart of Motherwell,

it is also close to a number of historic properties (such as the Dalzell House), beautiful parks and other open green spaces. These include Baron's Haugh, which is a haven for wildlife that lies along the banks of the river Clyde. It is looked after by the RSPB and is a nature lover's paradise.

For when you want to get even more active, Strathclyde Country Park is just minutes down the road. This is firmly established as one of Scotland's leading centres for outdoor recreation and is a picturesque venue for water sports, cycling and woodland walks. It is also home to Scotland's largest fun park.





## THE PROPERTY

McEwan Fraser Legal are delighted to offer to the market this simply stunning two bedroom executive apartment situated just a stone's throw from Motherwell's bustling town centre yet nestled in a quiet spot with its elevated position benefiting from wonderful views. The apartment is on the second floor of an immaculate building which has a secure entry system and both off street private and visitor parking.



On entering the home through the hallway, it is immediately apparent that the current owners have looked after this apartment, which is fit for today's modern living. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds. The spacious lounge benefits from dual aspects with wonderful window formation filling the room with natural light and gives access to a private balcony to the rear of the property perfect for al fresco dining. The stunning kitchen is well

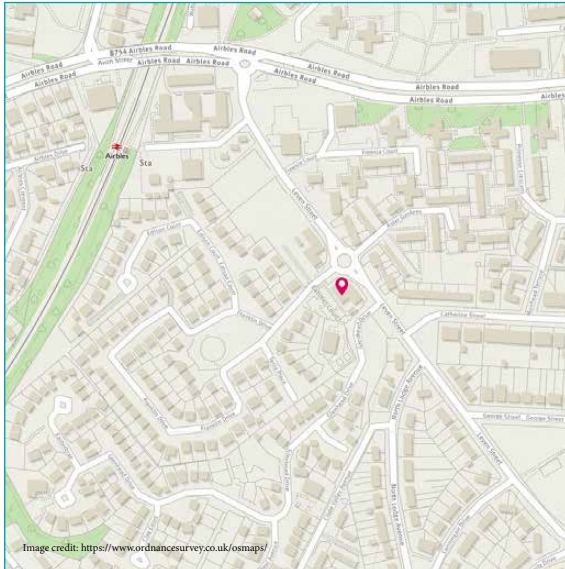
finished and shaped to provide a flexible working space, there is an integrated oven, hob and hood, making this the ideal kitchen for aspiring chefs. Both bedrooms are substantial in size and allow for almost any furniture configuration with the second bedroom benefiting from a Juliet balcony. The family bathroom consists of a fresh three-piece suite with shower over bath and completes the accommodation internally.



BEDROOMS  
AND BATHROOM



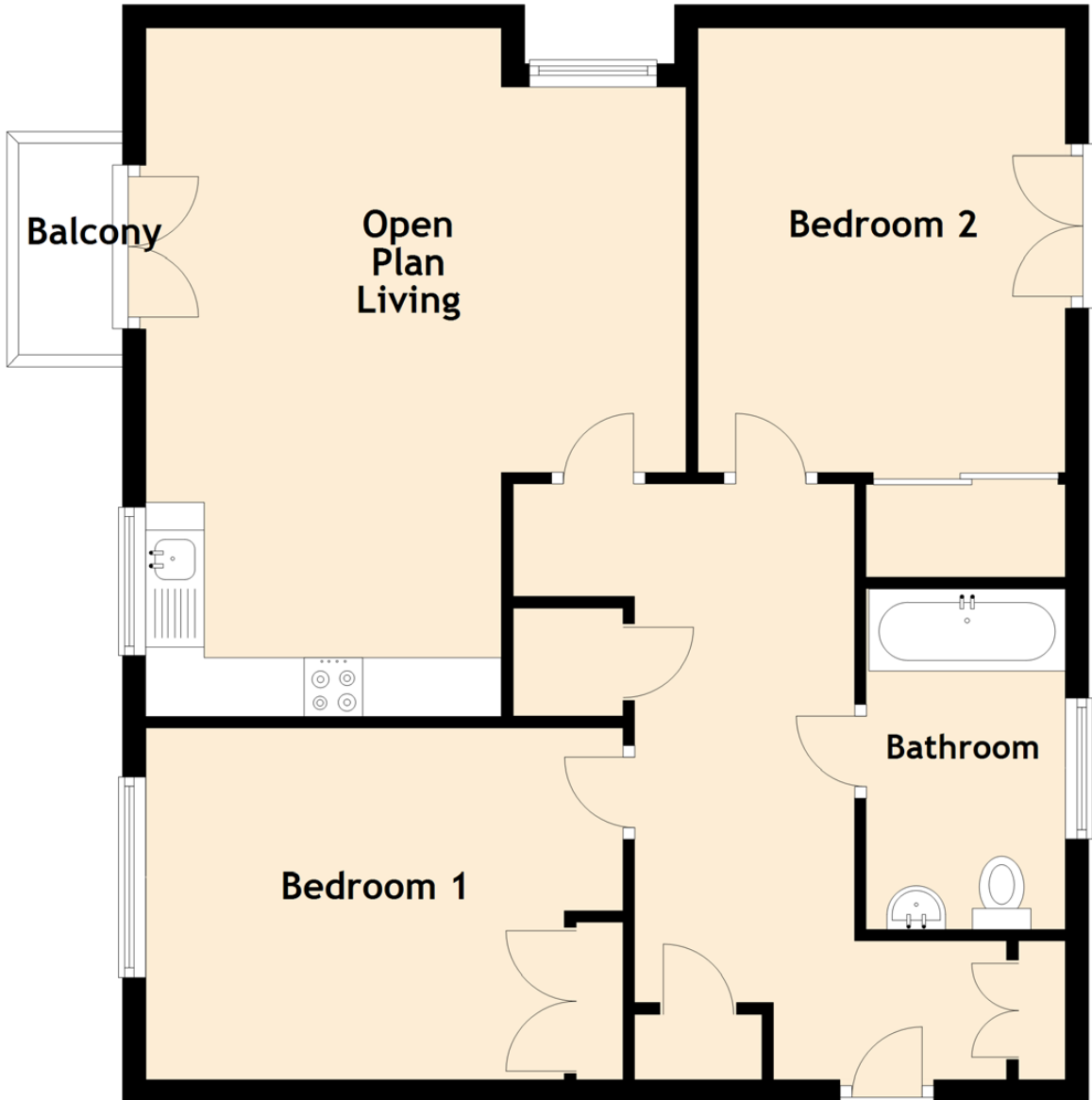
This energy efficient flat is truly in walk-in condition with all the fixtures and fittings that you could want. It has been designed to the highest standard and will be a fantastic home for the new owners. If you are looking for an impressive home which has a real **WOW** factor then look no further.



Approximate Dimensions (Taken from the widest point)

Open Plan Living	5.88m (19'3") x 4.62m (15'2")
Bedroom 1	4.08m (13'5") x 3.00m (9'10")
Bedroom 2	3.30m (10'10") x 3.14m (10'4")
Bathroom	2.87m (9'5") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup> | EPC Rating: B







VIEW FROM PROPERTY

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Text and description  
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