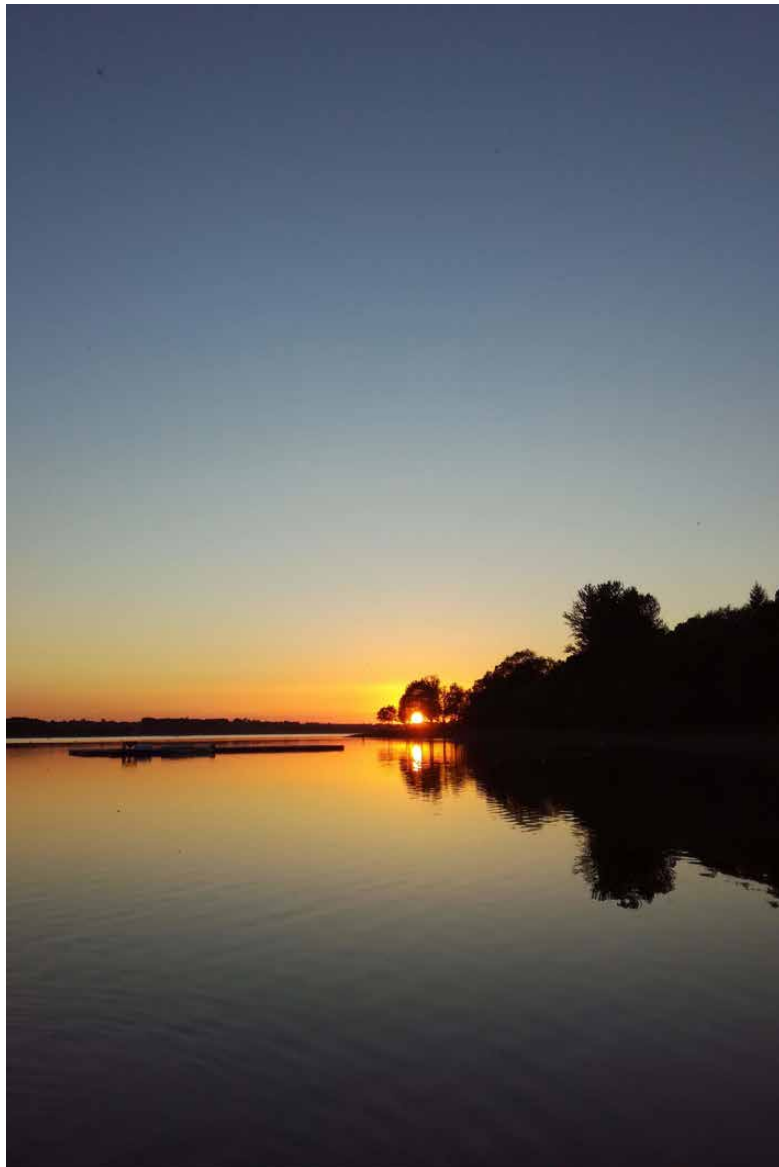





McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

23 Paragon Drive
MOTHERWELL, ML1 3FY



MOTHERWELL

ML1 3FY

SPACIOUS AND
STUNNING FLAT.

Paragon Drive is Located at the site of the old bus depot between Hamilton Road and Airbles Road, these homes are in a prime location with easy access to the motorway and train stations, as well as being just across from Strathclyde Country Park. Motherwell Town Centre is only a 10 minute walk from the development. Here you will find shops, restaurants, supermarkets and sports centre. All local amenities within the area including primary and high schools.



23 PARAGON DRIVE

MOTHERWELL, ML1 3FY

We are delighted to offer to the market this Stunning 3 bedroom flat in prime spot within this development in Motherwell. The property is presented in immaculate order both internally and externally offering spacious and contemporary accommodation. The property is only 7 months old. This home oozes quality in decor and fixtures and fittings, with the highest level of attention to detail.

The heart of the home lies in the huge living room with two floor to ceiling windows engulfing this room in natural light. The kitchen boasts a range of modern wall and floor mounted units finished with a beautiful worktop and black glass splash back. Cooking could never be a chore in this space with 4 burner gas hob and integrated appliances. The kitchen also has a dining area and storage cupboard.

The three bedrooms are great in proportion with two offering built in mirrored wardrobes, all the bedrooms would fit a range of furniture configurations. The master bedroom also has an en-suite which is fully tiled with a shower. The family bathroom in this property is also fully tiled with an inset mirror and storage. As well as all of this there are also three storage cupboards in the hallway.

Externally the grounds are well maintained as in the communal areas inside, there is also allocated parking and a secure entry system. Truly a turn key property that will not stay on the market for long.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

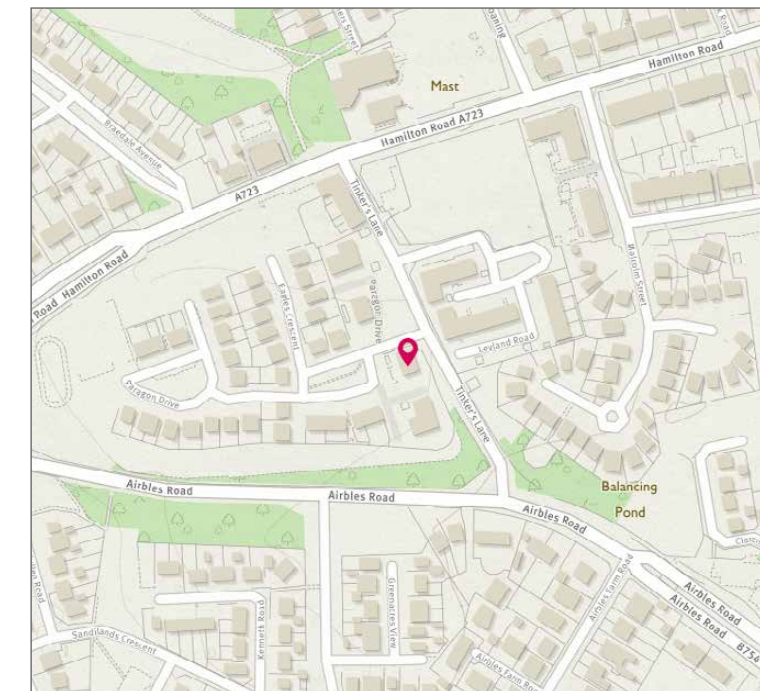
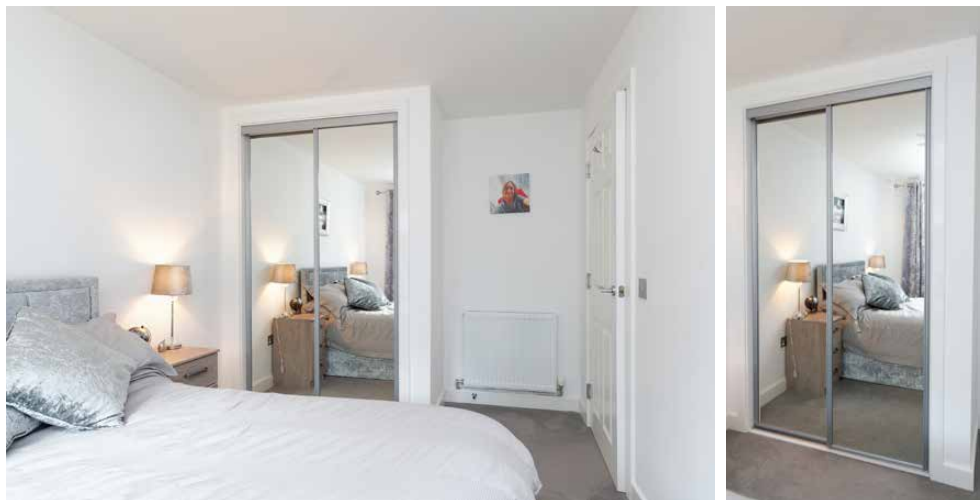


Approximate Dimensions (Taken from the widest point)

| | |
|-------------|--------------------------------|
| Lounge | 5.74m (18'10") x 4.76m (15'7") |
| Kitchen | 3.74m (12'3") x 3.54m (11'8") |
| Bedroom 1 | 5.43m (17'10") x 3.58m (11'9") |
| En-suite | 2.45m (8') x 1.67m (5'6") |
| Bedroom 2 | 3.88m (12'9") x 3.10m (10'2") |
| Bedroom 3 | 3.64m (11'11") x 2.18m (7'2") |
| Shower Room | 2.75m (9') x 1.72m (5'8") |

Gross internal floor area (m²): 89m² | EPC Rating: B

Extras (Included in the sale): Gas Central heating, integrated appliances, light fixtures and floor coverings





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**Part
Exchange
Available**

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Text and description
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Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
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 Designer