



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**57 Dalziel Street**

MOTHERWELL, ML1 1PJ

# 57 DALZIEL STREET



We are delighted to offer to the market this excellent two bedroom apartment. Set in a great location and with the advantage of good public transport links nearby. The property offers exceptionally low-cost value for money living accommodation and is sure to be popular with first-time buyers and Buy-To-Let investors alike. The property received a new roof only 5 years ago. This property rents very easily and Buy-To-Let investors can expect monthly rental returns from £400 PCM.

Accommodation comprises a bright and spacious south-facing lounge/kitchen/diner which due to its shape offers plenty of options for various furniture configurations. The views towards the elegant Victorian building from this window are very pleasing and point to the exceptional architecture from a by-gone era that still remains within the surrounding area. The kitchen/diner is perfect for the apartment and offers plenty of (new worktop) space for food preparation, appliances include

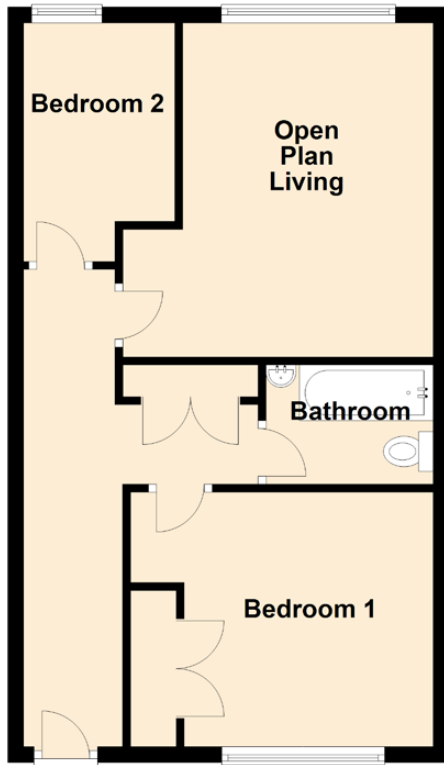
a ceramic hob and an electric oven with space for a free-standing fridge freezer and a washing machine, it's an ideal space for any chef to serve up a fantastic meal. The bathroom is bright and fresh and contains a white suite with an electric shower over the bath. There are two bedrooms in this apartment, one single and one generous double with built-in wardrobes and plenty of space for free-standing furniture.

The apartment has double glazing and for convenience, comfort and economy is heated via portable electric heating. Access to the rear of the property is achieved through the archway. Parking is available on-street or in the free car park only 200 yards away.

Early viewing is strongly advised to anyone looking for an excellent value for money low-cost apartment set in an ever popular area.





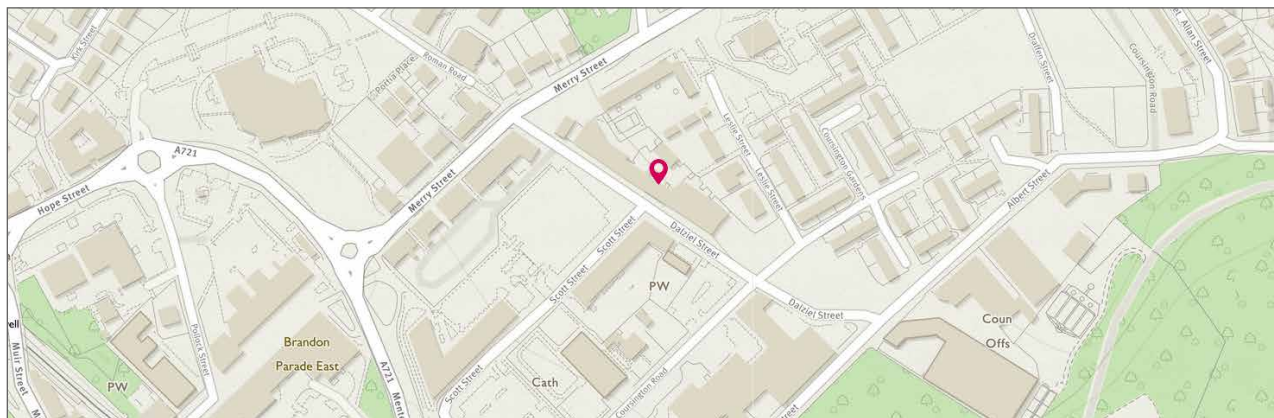


Approximate Dimensions (Taken from the widest point)

Open Plan Living	4.20m (13'9") x 3.90m (12'9")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	3.00m (9'10") x 1.90m (6'3")
Bathroom	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m<sup>2</sup>): 44m<sup>2</sup> | EPC Rating: E

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.



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