




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

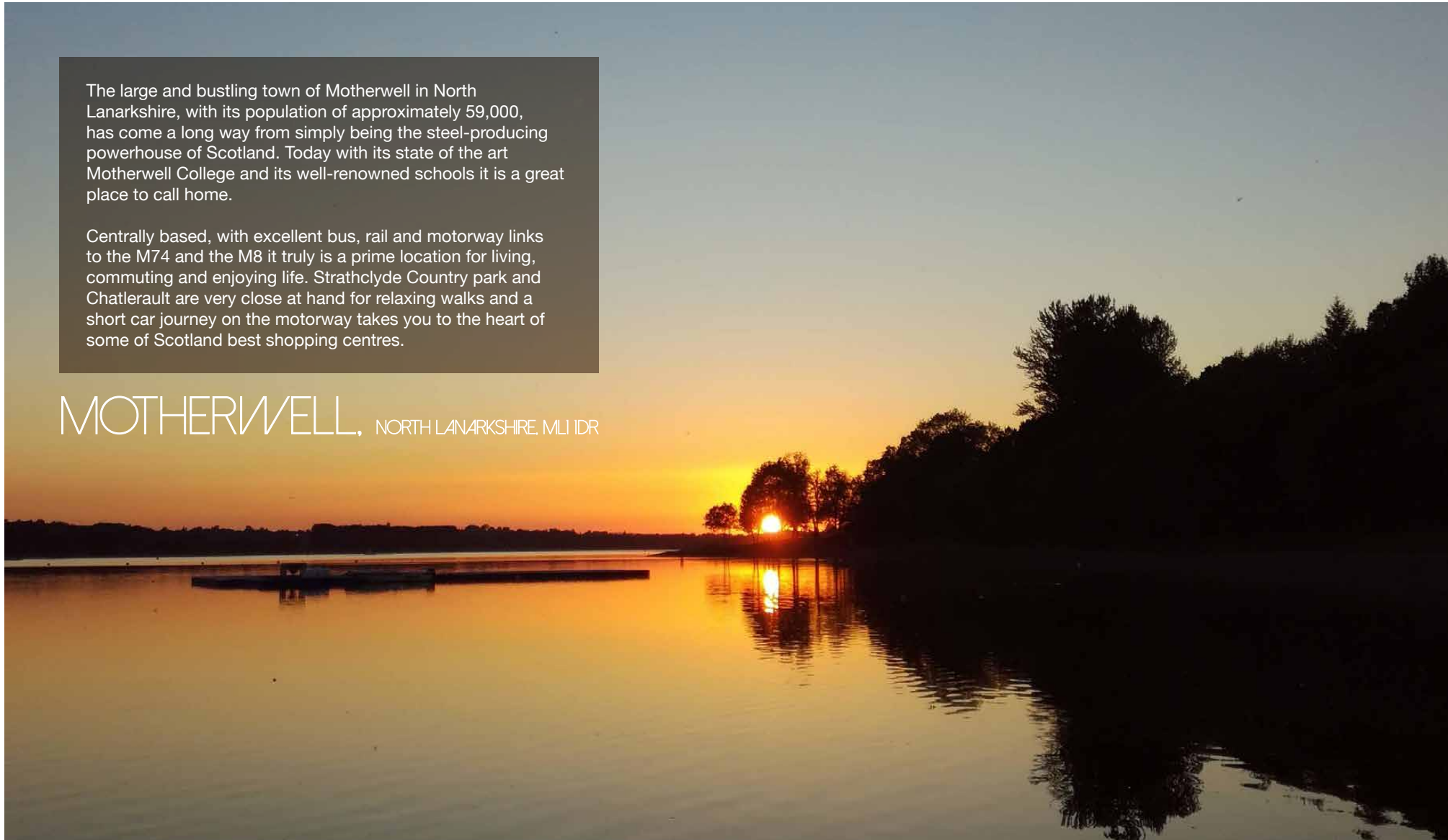
25 Champion Road

MOTHERWELL, NORTH LANARKSHIRE, ML1 1DR

The large and bustling town of Motherwell in North Lanarkshire, with its population of approximately 59,000, has come a long way from simply being the steel-producing powerhouse of Scotland. Today with its state of the art Motherwell College and its well-renowned schools it is a great place to call home.

Centrally based, with excellent bus, rail and motorway links to the M74 and the M8 it truly is a prime location for living, commuting and enjoying life. Strathclyde Country park and Chatlerault are very close at hand for relaxing walks and a short car journey on the motorway takes you to the heart of some of Scotland best shopping centres.

MOTHERWELL, NORTH LANARKSHIRE, MLI IDR



McEwan Fraser is delighted to present this fantastic two double bedroom mid terraced house to the market. An ideal starter home, the property is presented in excellent internal order and internal viewing is highly recommended.

Accommodation is focused towards a striking reception room. Neutrally decorated and boasting laminate flooring, there is ample space for a full suite and plenty of additional furniture. The lounge leads into a modern dining kitchen. There is a full range of base and wall mounted units with plenty of prep and storage space. Gas hob and electric oven are integrated and there is space for further free standing appliances. Climbing the stairs, there are two well presented double bedroom which both include integrated wardrobes. Internal accommodation is completed by a modern bathroom which is fully tiled and boasts a three-piece suite with shower over bath. For extra warmth and comfort, there is gas central heating and double glazing throughout.

Externally, there is parking to the front and a good-sized rear garden which is part patio and part lawn.

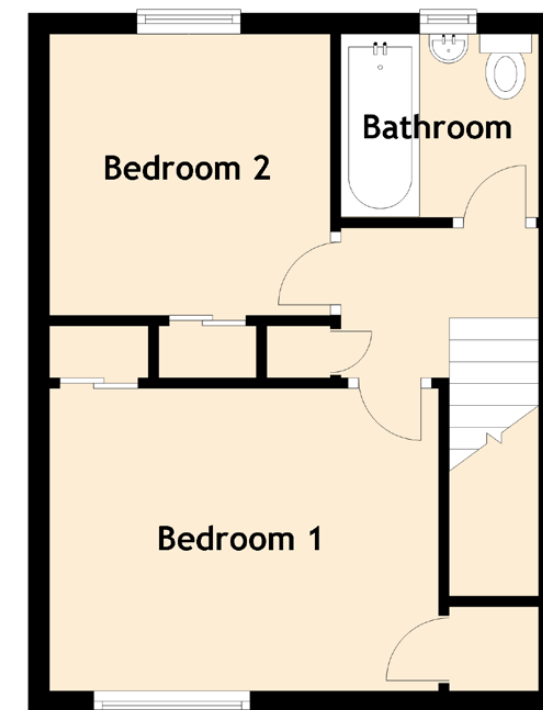
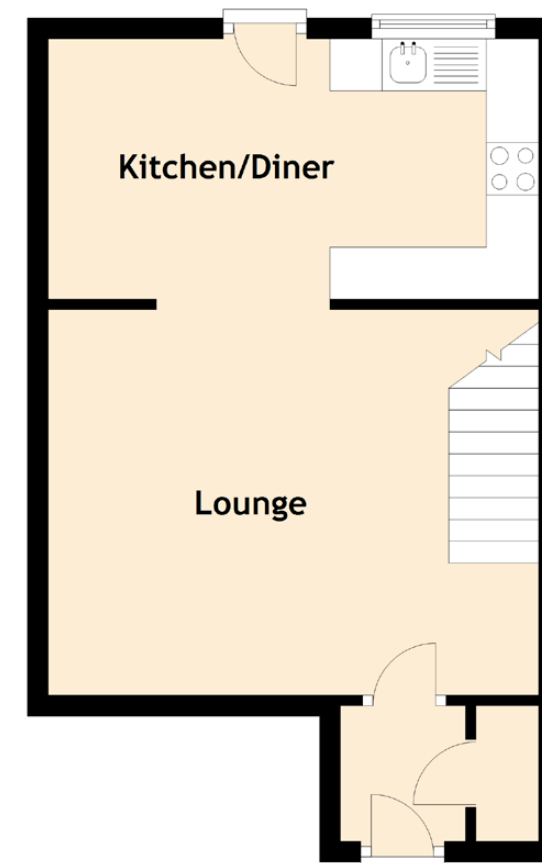
25 CAMPION ROAD





SPECIFICATIONS & DETAILS

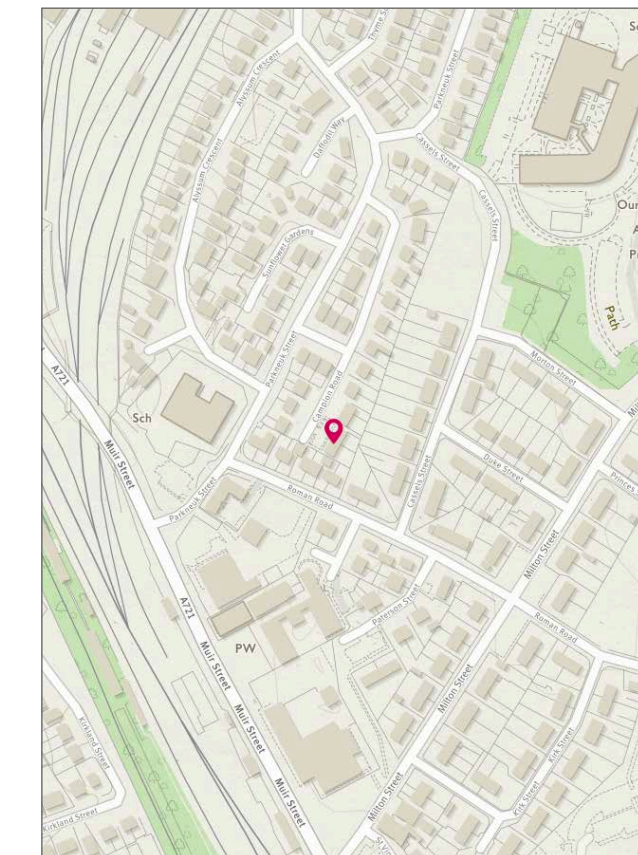
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 4.70m (15'5") x 3.70m (12'2") |
| Kitchen/Diner | 4.70m (15'5") x 2.50m (8'2") |
| Bedroom 1 | 3.74m (12'3") x 2.90m (9'6") |
| Bedroom 2 | 2.70m (8'10") x 2.70m (8'10") |
| Bathroom | 1.90m (6'3") x 1.90m (6'3") |

Gross internal floor area (m²): 63m² | EPC Rating: C





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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

