




Solicitors & Estate Agents
01698 537 177

25 Cairn Court

MOTHERWELL, ML1 1TD

The property enjoys a town centre location and as such is ideally placed to benefit from the many amenities the centre of Motherwell offers. These include an excellent selection of shops, recreational facilities as well as excellent public transport services to include both bus and rail services. The sought-after Dalziel High School is also close by.

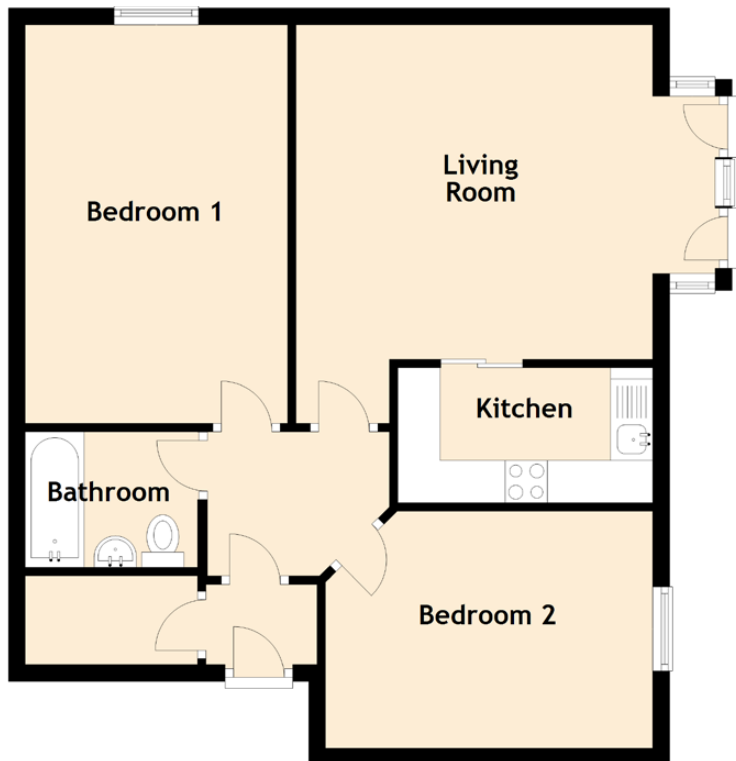
McEwan Fraser Legal is delighted to present this excellent two double bedroom, second floor, flat to the market. The property is presented in excellent internal order and boasts gas central heating, double glazing and off-street parking.

The flat is of contemporary style and a blank canvas to make your mark on. The property is entered through a welcoming hallway

which has an integrated storage cupboard. The accommodation is focused on a spacious reception room. Flooded with natural light, the reception room has enough space for a pair of large sofas and dining table to compliment the neutral decor. The modern fitted kitchen is well finished and contains a mix of base and wall mounted units and comes complete with gas hob, electric oven hood and space for free standing appliances. The master bedroom provides ample space for a large bed and plenty of free-standing storage. There is a further light and airy bedroom and a bathroom which is fully tiled and boasts a three piece suite with shower over bath.

This is an excellent property in very close proximity to the town centre and early viewing is highly recommended.



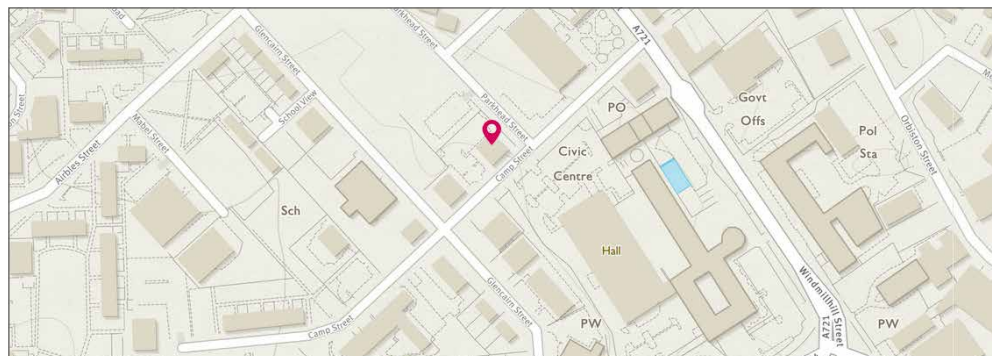


Approximate Dimensions
(Taken from the widest point)

Living Room	4.20m (13'9") x 4.09m (13'5")
Kitchen	3.18m (10'5") x 1.70m (5'7")
Bedroom 1	4.09m (13'5") x 3.11m (10'2")
Bedroom 2	3.88m (12'9") x 2.81m (9'3")
Bathroom	2.06m (6'9") x 1.61m (5'3")

Gross internal floor area (m²): 52m²

EPC Rating: C




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Part
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