





Motherwell

11 Peach Court, Motherwell, ML1 5FE

Independent Estates



Travel Directions

From Motherwell Cross proceed around the one way system and head for Merry Street. Proceed along Merry Street, passing Untouchables wallpaper store and head for the mini roundabout. Go through the mini roundabout and pass Colville Park Golf Club on the left and head for Newarthill. Go through other mini roundabout and head for the large roundabout and take the Newarthill/Carfin turning second on the left. Proceed through the traffic lights and at next mini roundabout turn right into Taylor Ave. Proceed down hill and take your first left into Elder Way. Take second left into Peach Court. The property is situated on your left.

Entrance Hallway	1.06m x 1.17m	Lounge	4.89m x 4.17m
Kitchen/Dining	4.15m x 2.67m	Cloakroom WC	1.60m x 0.81m
Upper Landing	2.64m x 1.93m	Bedroom One	3.13m x 2.73m
Bedroom Two	3.08m x 2.18m	Bedroom Three	2.41m x 2.13m
Bathroom	2.19m x 1.70m		

Viewing: [Strictly by appointment via Independent Estates](#)

Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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Peach Court is situated within a popular area of Carfin within a five minute drive to Motherwell Town Centre with many amenities and transport services. Easy access to both the M74 and M8 motorway networks are also only within a short drive.

Independent Estates are delighted to welcome to the market this well presented mid terraced villa. The property offers walk in accommodation which would be ideal for the first time buyer. The property enjoys quiet cul de sac setting within popular locale. Accommodation is arranged over two levels comprising: Entrance to property via front facing external door leading to entrance hallway with laminated flooring. Hallway gives access to lounge, cloakroom wc and fitted storage cupboard. Front facing lounge with laminated flooring with open staircase incorporating decorative timber balustrade. Leads to kitchen/diner comprising rear facing window, range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor and vinyl flooring. The dining area boasts rear facing patio doors and fitted storage. Front facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and laminate flooring.

Carpeted upper landing leads to three bedrooms, bathroom and loft hatch. Bedroom one with two front facing window formations, fitted storage and carpet. Bedroom two is rear facing with fitted carpet. Bedroom three is rear facing with fitted carpet. Bathroom comprising low flush wc, wash hand basin, bath, power shower over bath and tiled flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative gravel and paved driveway providing off street parking. Rear garden enjoys paved patio, lawn area and timber fencing.

EXTRAS - All floor coverings, light fittings and window blinds.
EPC-C.



Offers Over £114,000