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**OFFERS OVER £93,000**

## **GRANGE STREET, MOTHERWELL**

A fantastic opportunity for a first time buyer to purchase this immediately impressive two bedroom upper level flat situated in a quiet residential area of Motherwell.

The accommodation comprises of entrance hall, Lounge and Kitchen. Two bedrooms and bathroom.

The property benefits from gas central heating and double glazing. Garden to side and rear. Resident parking.

Early viewing is highly recommended to appreciate all aspects of this property.

Local amenities include bus and train links, sports facilities, shopping and schools. Easy access to the M8 and M74 provides travel links throughout west and central Scotland.



## **Kitchen**

12'0" x 9'5"

Entering via six panel wood grain door into vinyl floored kitchen which benefits from eight white wall and floor units. Stainless steel sink with taps. Worktops and splash back. Integrated oven, hob and hood. Plumbed for washing machine. Single window to front. Centre ceiling spotlights. Two double socket points. Single radiator.

## **Entrance Hall**

Access is beyond brown UPVC door with frosted glass design panel into laminate floored entrance hall. Six panel wood grain door. Two centre ceiling spotlights. One single socket point. One single radiator. Loft access.

## **Lounge**

14'4' x 12'7"

Entering via six panel wood grain door into laminate floored lounge. Centre ceiling light. Double radiator. Large window to rear. Four double socket points plus telephone and external aerial point.



## Master Bedroom

11'0" x 9'5"

Enter via six panel wood grain door into carpet floored bedroom with single window to rear. Centre ceiling light. Single radiator. Two double socket points plus telephone point. Mirrored wardrobes.



## Bedroom 2 12'1" x 9'1"

Enter six panel woodgrain door into carpet floored bedroom with single window to front. Centre ceiling light. Single radiator. Two double socket points. Mirrored wardrobes.

## Bathroom 6'5" x 6'0"

Entering via six panel woodgrain door into tile floored bathroom. Three piece white suite with electric shower. Single frosted window to rear. Centre ceiling spotlights. One single radiator.

## Gardens

Chipped front garden. Enclosed side and rear garden with astro grass and decking area.

## Extras

Included in the sale are all fixtures and fittings.

## Heating and Glazing

The property benefits from gas central heating and double glazing.

## Council Tax

Band "C"

HOME REPORT AVAILABLE

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ARE INVITED.



**Viewing By appointment through Paul Fox Properties**

**Contact Paul Fox**

**Ref. No. PFP1498**