





# Motherwell

71 Watling Street, Motherwell, ML1 3QN

Independent Estates



## Travel Directions

Travel along Menteith Road and at the roundabout, take the first exit onto Muir Street. From Muir Street, take left onto Logans Road. From Logans Road turn right at Watling Street and the property is situated on your left.

Entrance Hallway	4.49m x 1.00m	Lounge	4.20m x 3.71m
kitchen	3.67m x 2.43m	Bedroom One	3.56m x 3.48m
Bedroom Two	3.34m x 3.24m	Bathroom	1.96m x 1.90m

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

### Offices:

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Situated within popular Motherwell locale with easy access to all town centre amenities. The property is also situated conveniently close to both Glasgow and Edinburgh via the M8/M74 motorway and well established transport network.

Independent Estates welcome to the market this deceptively spacious semi detached bungalow which has undergone full upgrading including new kitchen, bathroom and heating. Offering accommodation over one level comprising: Entrance to property via front facing double timber storm doors. Gives access to vestibule and upvc entrance door with glass insert leading to hallway. Entrance hallway with fitted carpet leads to lounge, two double bedrooms, bathroom and loft hatch. Spacious front facing lounge with decorative lighting and fitted carpet. Newly installed rear facing fitted kitchen comprising range of base and wall mounted units, electric oven, gas hob, extractor, laminated flooring and rear facing upvc door leading to rear garden.

Bedroom one is front facing with fitted bedroom suite incorporating an abundance of storage and fitted carpet. Bedroom two is rear facing with fitted carpet. Rear facing newly installed bathroom comprising three piece suite including low flush wc, wash hand basin, bath, shower (over bath), heated towel rail, feature lighting and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is laid to mono block with timber fencing. Mono block driveway to side leads to detached single and a half garage with automatic roller door, electricity and lighting supplied. Rear garden benefits from large mono blocked patio area, lawn and timber fencing.

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

Offers Over £98,000

