



## 12 Guthrie Court

, Motherwell, ML1 3FR

**Offers over £103,000**

**CLOSING DATE SET FRIDAY 16TH APRIL AT NOON!**

A modern, bright and immaculate first floor flat, central to all amenities including Strathclyde Country Park and Motherwell Town Centre.

The accommodation comprises vestibule, entrance hall, large lounge with julienne balcony, fitted kitchen with all appliances, 2 double bedrooms (master en suite with mirrored wardrobes) and bathroom.

Further benefiting from Double Glazing, Gas Central Heating, secure door entry system, communal landscaped gardens and ample parking.

EPC C.

The property is within Dalziel High School catchment area, walking distance to the town centre and has excellent transport links with easy access to motorways including M74, M73 and M8 and the bus and rail links to Glasgow and Edinburgh.

- CLOSING DATE SET FRIDAY 16TH APRIL AT NOON
- Ample Parking
- Two good sized Bedrooms (master en-suite)
- Modern fitted kitchen with all appliances
- Large lounge with Julienne balcony

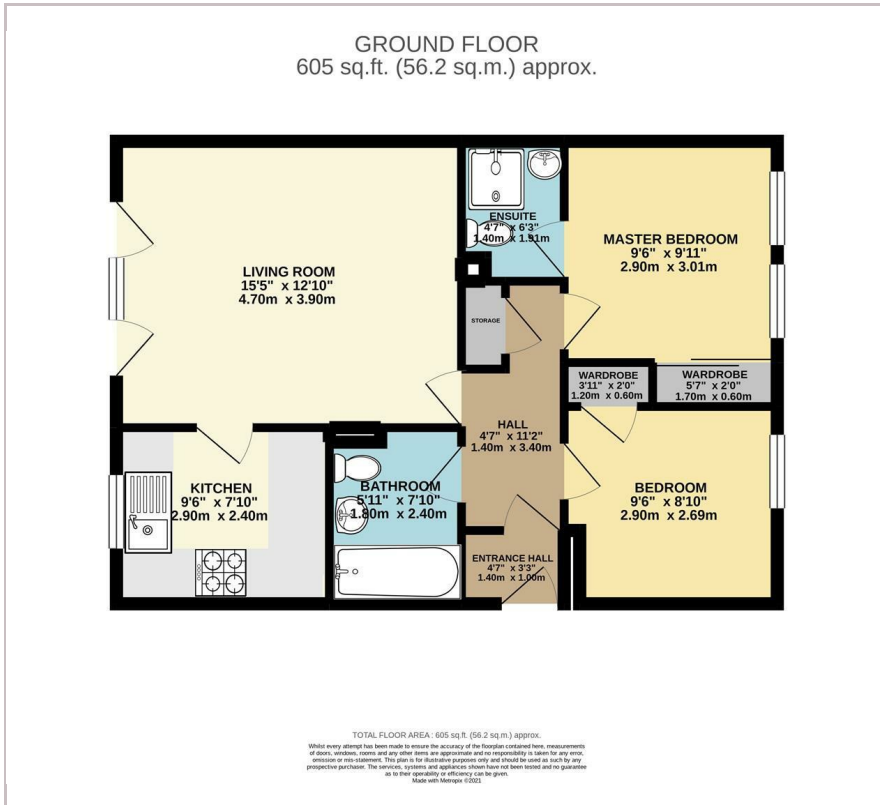
### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.





## Floor Plan



## Area Map



## Energy Efficiency Graph



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