

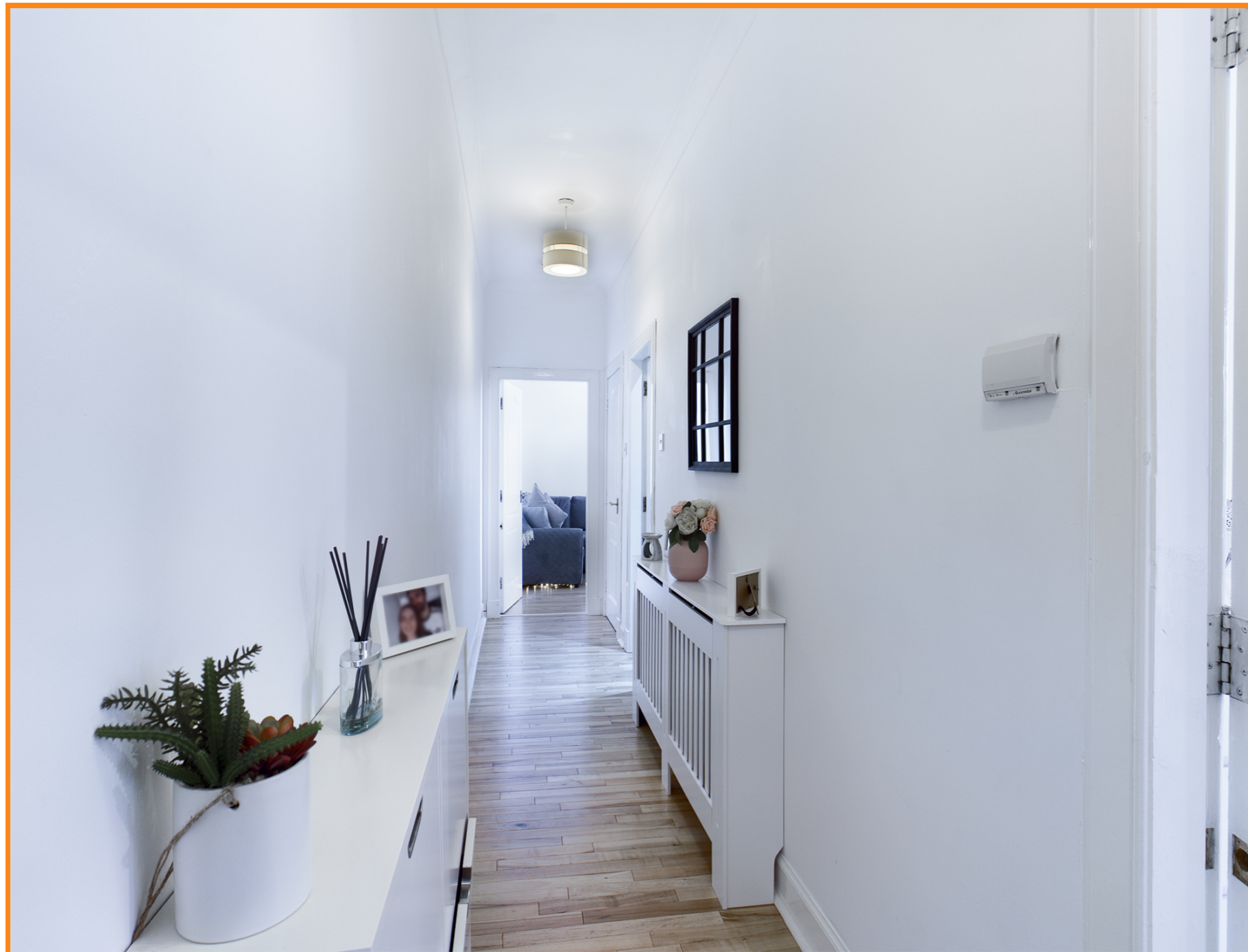




Motherwell

10 Scott Street, Motherwell, ML1 1PN

Independent Estates



Travel Directions

From Motherwell Cross, proceed along Muir Street and at the roundabout take the exit for Newarthill and Carfin onto Merry Street. Go down Merry Street and turn 1st right into Dalziel Street proceed along and take 1st right into Scott Street.

| | | | |
|------------------|---------------|-------------|---------------|
| ENTRANCE HALLWAY | 6.14m X 1.04m | LOUNGE | 3.03m x 4.10m |
| KITCHEN | 3.73m x 1.88m | BEDROOM ONE | 4.0m x 3.24m |
| SHOWER ROOM | 1.66m X 2.4m | | |

Viewing:

Strictly by appointment via Independent Estates

Offices:

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

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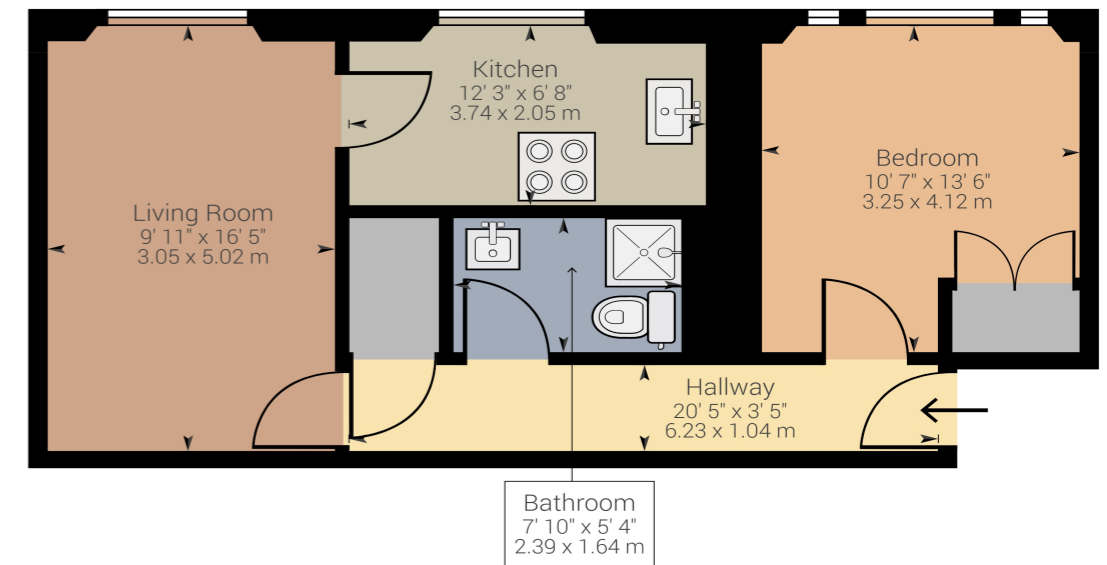
Independent Estates are delighted to welcome to the market this immaculately presented, seldom available traditional first floor flat. Positioned within an iconic red sandstone B listed building within walking distance of Motherwell Town Centre. The property offers excellent accommodation which would be ideal for the young professional or first time buyer. Close to all local amenities and transport services including train station. Excellent access for M74 and M8 motorways.

Access to building via front facing security entrance. Entrance to property via solid wooden door leading to entrance hallway. Entrance hallway with solid oak flooring gives access to lounge, bedroom, shower room and storage cupboard. Spacious front facing lounge with solid oak flooring and feature lighting. Front facing contemporary fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, tiled flooring, integrated electric double oven, induction hob, extraction and integral fridge freezer.

Front facing double bedroom with solid oak flooring and fitted double wardrobe. Spacious shower room comprising double shower cubicle with electric shower, wash hand basin with vanity and low flush wc. The shower room boasts fully tiled walls, tiled flooring, heated towel rail, LED Bluetooth mirror and feature lighting.

The property boasts full wet electric central heating period sash and casement windows and alarm system. Private residents car parking is positioned at rear of building.

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



Approximate net internal area: 525.62 ft² / 48.83 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Offers Over £67,000