





Motherwell

7 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	1.10m x 1.06m	Lounge	4.86m x 4.18m
Dining/Kitchen	4.19m x 2.63m	WC	1.55m x 0.85m
Half Landing	2.69m x 1.94	Bedroom One	3.33m x 2.75m
Bedroom Two	2.41m x 2.06m	Bedroom Three	3.05m x 2.35m
Bathroom	1.93m x 1.71m		

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

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

7 Peach Court, Motherwell, ML1 5FE

Peach Court is situated within a popular area of Carfin within a five minute drive to Motherwell Town Centre with it's 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 feature timber balustrade. Leads to dining kitchen comprising rear facing window, range of base and wall mounted units, ample work surfaces, partially tiled walls, electric oven, gas hob, extractor and vinyl flooring. The dining area boasts rear facing patio doors with fitted carpet and fitted storage. Front facing cloakroom wc comprising low flush wc, wash hand basin, partially tiled walls and vinyl flooring.

Carpeted upper landing leads to three bedrooms, bathroom and loft hatch. Bedroom one with two front facing window formations, fitted double wardrobe and fitted carpet. Bedroom two is rear facing with laminated flooring. Bedroom three is rear facing with fitted carpet. Recently upgraded bathroom comprising low flush wc, wash hand basin, bath, power shower (above bath) and vinyl 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, timber garden shed and fencing.

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



£0