

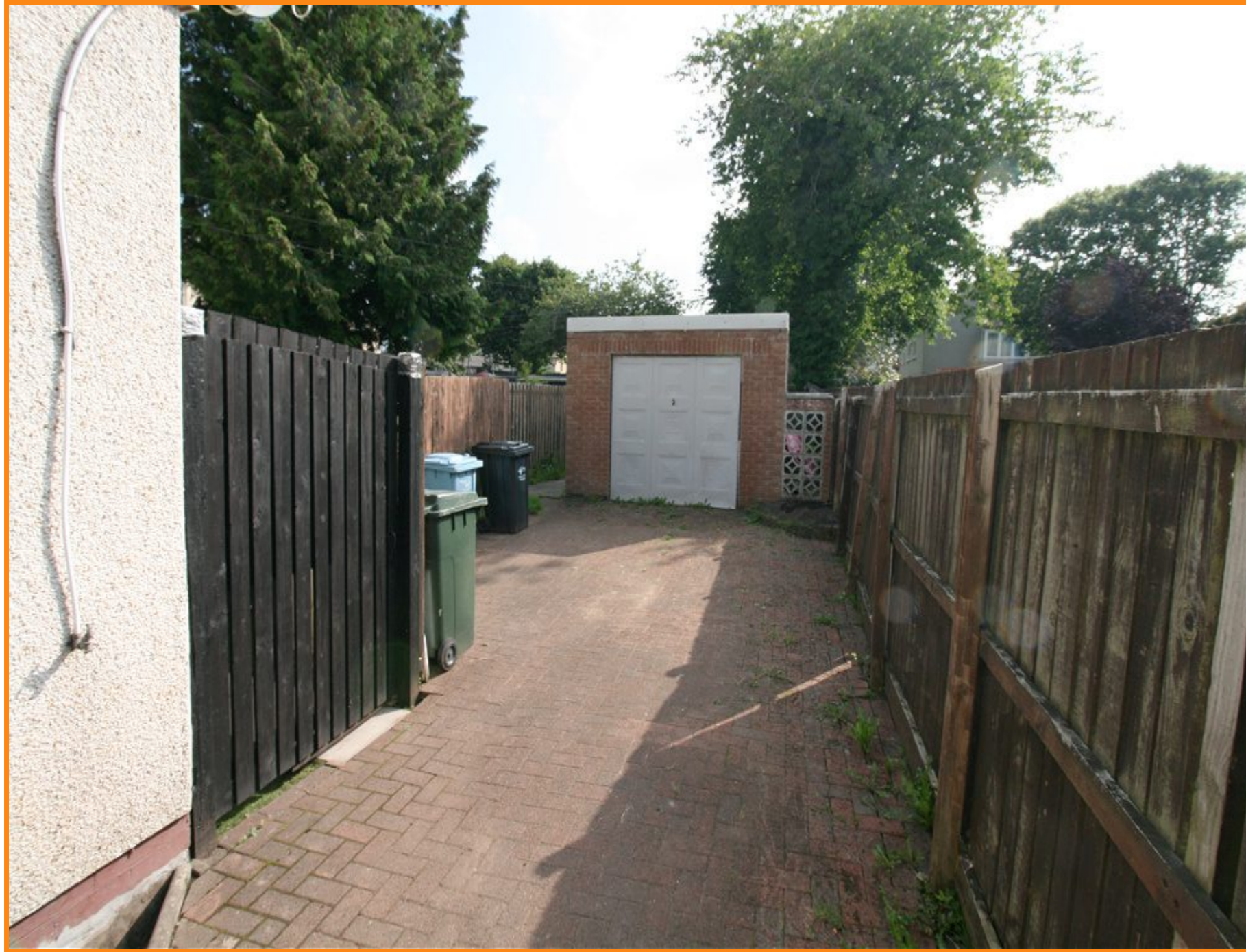




Motherwell

16 Scotia Street, Motherwell, ML1 3JZ

Independent Estates



Directions

From West Cross travel down Hamilton Road toward Hamilton. Take your third right onto Douglas Street. Continue along and eventually you will enter Scotia Street. The property is situated on your right hand side identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates.

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	3.72m x 1.61m	Lounge	3.62m x 5.28m
Kitchen	3.00m x 3.07m	Bedroom One	4.17m x 3.37m
Bedroom Two	1.95m x 3.03m	Attic Room	5.84m x 3.36m
Bathroom	1.91m x 1.74m		

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.

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 spacious upper cottage flat benefiting from loft conversion. Accommodation is arranged over two levels and comprises: Entrance to property via side facing upvc door with glass insert. Gives access to carpeted staircase. Carpeted upper landing leads to lounge, kitchen, two bedrooms, bathroom and staircase to loft conversion. Spacious front facing lounge with bay style window formation and fitted carpet. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, tiled flooring and fitted electric cooker.

Bedroom one is front facing with fitted mirrored wardrobes and laminated flooring. Bedroom two is rear facing with fitted wardrobes and laminated flooring. Further carpeted staircase leads to bedroom 3, with laminated flooring and front facing velux skylight.

The property benefits from gas central heating and double glazing throughout. Mono-blocked driveway to side leading to detached brick garage with up and over door. Rear garden is mainly laid to lawn with timber fencing.



Offers Over £93,500