

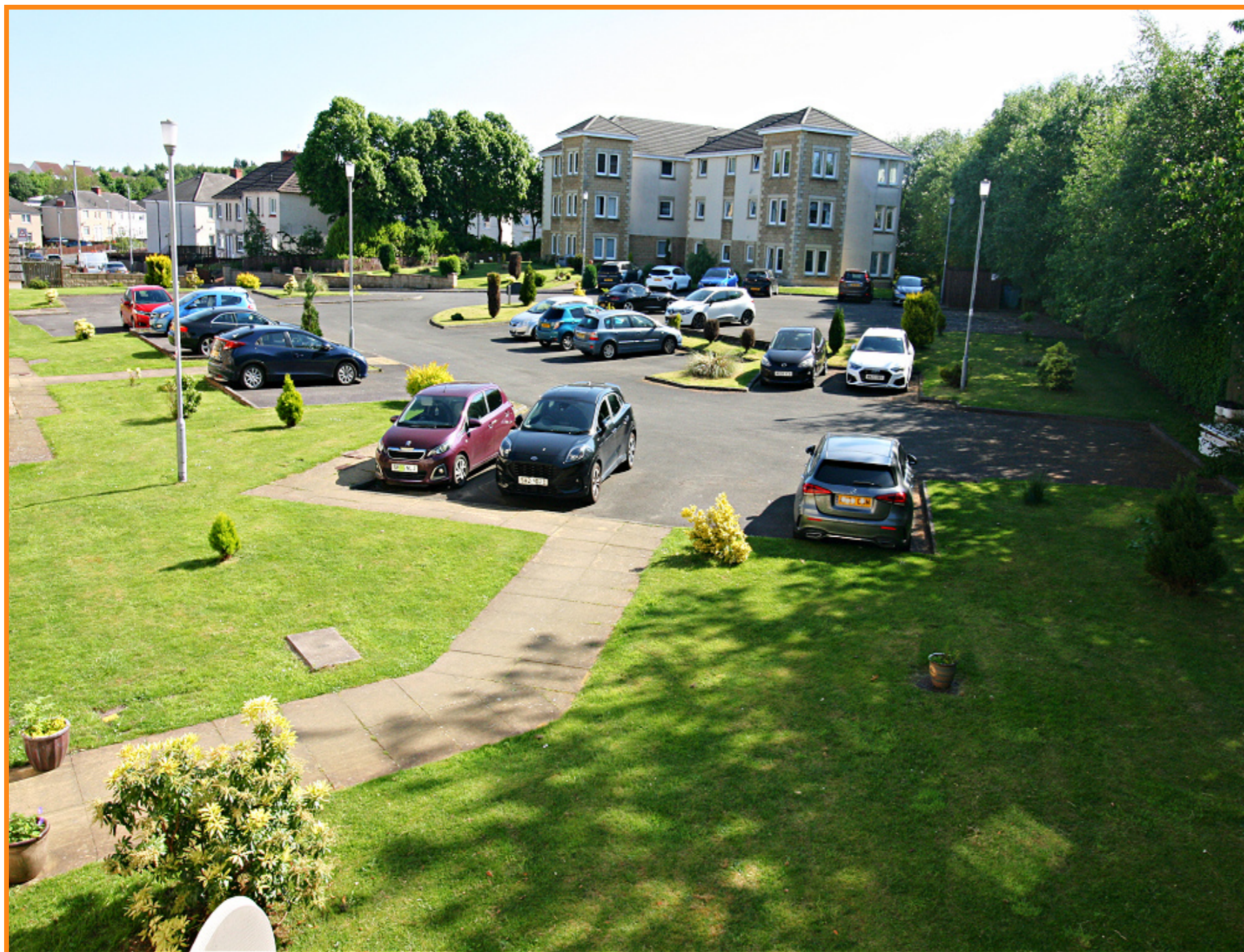




Motherwell

76 Bruce Avenue, Motherwell, ML1 3LA

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. Take your first left into Bruce Avenue. 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	4.98m x 2.50m	Lounge	5.47m x 4.30m
Kitchen/Dining	3.87m x 3.40m	Master Bedroom	4.15m x 3.37m
En Suite	2.26m x 1.23m	Bedroom Two	3.64m x 2.95m
Bathroom	2.09m x 1.92m		

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

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Independent Estates are proud to present this exceptionally spacious modern luxury apartment to the market. Set on the preferred first floor of this private and sought after locale in central Motherwell. The enviable position ensures easy access to a wide variety of local Motherwell facilities including the town centre shopping precinct and train station. The property is also situated conveniently close to both Glasgow and Edinburgh via the M8/M74 motorway and well established transport network.

The generous accommodation comprises: Welcoming reception hall with fitted storage and laminated flooring. Front and side facing lounge with multiple window formations flooding the room in natural light with fitted carpet and decorative glazed panel. Front facing fully fitted dining kitchen comprising range of base and wall mounted units, ample work surfaces, integral appliances including fridge freezer, electric oven, hob and extraction. The kitchen further benefits from partially tiled walls and laminated flooring.

Rear facing master bedroom benefits from a Parisian style balcony, fully fitted wardrobes and fitted carpet. Side facing master en-suite comprising low flush wc, wash hand basin, shower cubicle with power drench shower, partially tiled walls and tiled flooring. Rear facing bedroom two with fitted wardrobes and carpet. Additional features of the property include double glazing, gas central heating and security entry system. This apartment offers attractive outlooks over the communal grounds which include both resident and visitor car parking. As an excellent example of it's kind the agents would advise internal viewing to appreciate fully this impressive property.



Offers Over £123,000