





# Motherwell

5 Ellis Way Motherwell ML1 2PN

Independent Estates



## Directions

From Flemington roundabout heading toward Motherwell on Windmillhill Street. Take your first left just after Evans Halshaw Ford dealership onto Knowetop Avenue. Take your first right into Toll Street then first right again into Ellis Way. The property is situated on your left.

## 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 Vestibule	1.26m x 1.20m	Livingroom	4.18m x 3.93m
Kitchen	4.20m x 3.10m	Upper Landing	2.29m x 1.74m
Master Bedroom	4.14m x 3.18m	Bedroom Two	3.57m x 2.48m
Shower Room	2.32m x 1.30m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

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Independent Estates are delighted to offer to the market this fantastic two bedroom terraced house, which offers a well proportioned layout and great opportunities for first time buyers and families. The property is positioned within a highly sought after residential locale in Motherwell which falls within the catchment area for Knowetop Primary and Dalziel High School. This area of Motherwell boasts an easily accessible wide and varied range of shops, bars, restaurants, independent retailers as well as health and leisure facilities. Excellent bus, rail and motorway links providing access in and around the Central Belt.

The accommodation comprises, entrance to property via front facing upvc door with glass insert leading to entrance vestibule with side facing window and laminated flooring. Vestibule gives access to front facing lounge again with laminated flooring. Lounge opens into recently installed modern dining kitchen and gives access to carpeted staircase with decorative timber balustrade.

Rear facing dining/kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, hob, extractor, fridge freezer and laminated flooring. The dining section also gives access to secure rear garden via double glazed French doors.

Carpeted upper landing gives access to two double bedrooms, shower room and loft hatch. Bedroom one is rear facing with two window formations and fitted carpet. Bedroom two is front facing with fitted mirrored wardrobes, storage cupboard and fitted carpet. Shower room comprising walk in shower cubicle, wash hand basin with vanity and low flush wc. The shower room benefits from decorative wet walls and laminated flooring.

The property boasts energy efficient electric heating and double glazing throughout. Rear garden is mainly laid to decorative paving and gravel with raised timber patio deck, timber garden shed and fully enclosed via timber fencing. Front of property has small decorative gravel garden and private resident parking.



**Offers Over £147,000**