





Motherwell

Leven Street, Motherwell, ML1 2QH

Independent Estates



Directions

Traveling down Airbles Road from Motherwell toward Hamilton. At second roundabout take your first exit onto Leven Street. Go straight through first roundabout and continue along Leven Street. The property is situated on your right.

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	1.10m x 0.98m	Entrance Hallway	4.57m x 1.61m
Lounge	4.68m x 3.63m	Kitchen	3.02m x 2.95m
Bedroom One	4.68m x 3.48m	Bedroom Two	4.14m x 2.93m
Shower Room	1.83m x 1.57m		

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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Situated within walking distance to Motherwell Town Centre with all its amenities and transport services including shops, health centre and sport centre. Leven Street has easy access for commuting to Glasgow and Edinburgh via motorway network.

Independent Estates welcome to the market this lower cottage flat positioned within popular Motherwell locale. The property requires degree of refurbishment with accommodation comprising. Entrance to property via front facing upvc door leading to entrance vestibule with fitted carpet. Vestibule leads to entrance hallway with fitted carpet leading to lounge, kitchen, two double bedrooms and shower room. Spacious front facing lounge with feature fireplace incorporating electric fire and fitted carpet. Rear facing kitchen comprising base and wall mounted units, work surfaces two original pantry cupboards, vinyl flooring and rear facing upvc door giving access to rear garden.

Bedroom one is front facing with fitted carpet. Bedroom two is rear facing with fitted carpet. Rear facing shower room comprising low flush wc, wash hand basin, shower cubicle, partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with with decorative planting, matured privet boundary hedging and paved driveway providing off street parking. Rear garden is again mainly laid to lawn with timber fencing.



Offers Over £89,000