

# Fred.

ESTATE AGENTS



**1 Willowtree Way**

Motherwell

**Offers over £194,995**



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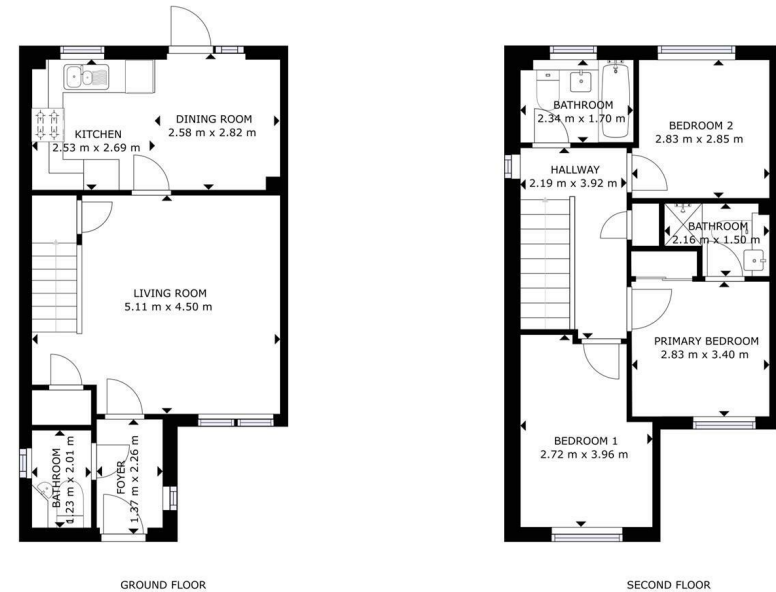


Occupying a prime position within this locally admired Robertson development within the town of Motherwell and providing spacious accommodation over two levels, lies this beautifully appointed three bedroom semi detached property.

On the ground floor, the property offers an entrance vestibule, W.C, a large and tastefully decorated lounge which leads through to a stunning open plan kitchen/dining area which provides integrated appliances and French doors which lead out to the rear garden. Upstairs, the property has a stylish family bathroom and three bedrooms, of which the master bedroom offers stylish fitted wardrobes and an ensuite bathroom.

The property occupies an enviable position within the estate and offers vast grounds the front and rear. The monoblocked driveway will comfortably park three cars, while the back garden provides a well maintained, landscaped space hosting a slabbed patio area finished with Indian sandstone and a separate area laid to lawn.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. The property falls within the school catchment area for Dalziel High School and Ladywell Primary. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.



GROSS INTERNAL AREA  
GROUND FLOOR: 43.48 m<sup>2</sup>, SECOND FLOOR: 43.71 m<sup>2</sup>  
TOTAL: 87.19 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

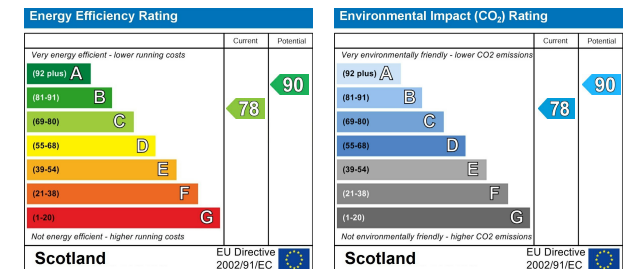


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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