

5 Aikman Road

Motherwell

Offers over £205,000



























Situated within a popular cul-de-sac in the highly sought after area of Greenacres, Motherwell, lies this beautiful three bedroom extended semi detached property.

The accommodation on offer is set over two levels with the ground floor comprising of a welcoming entrance, a bright and spacious front facing dining lounge with laminate flooring and French doors which lead into the stylish heated conservatory. There is a lovely kitchen area which hosts ample wall and base units with built in oven/gas hob and space for appliances. Completing this floor is a cloakroom WC. On the upper level you will find three good sized bedrooms, all of which have carpeted flooring with two benefiting from fitted wardrobe storage and a modern fully tiled bathroom which consists of WC, vanity sink unit and bath with overhead mixer shower.

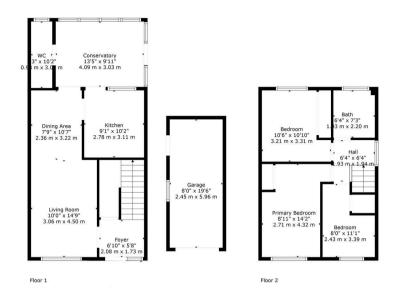
The property further benefits from gas central heating, double glazed windows, driveway offering off street parking and a detached garage. The property also enjoys a lovely well maintained enclosed rear garden with a mono blocked patio and artificial lawn area.

The property falls within the school catchment area for Dalziel High School and Knowetop Primary. Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74/M8 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.

## **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.



TOTAL: 1041 sq. ft, 97 m2 FLOOR 1: 604 sq. ft, 56 m2, FLOOR 2: 437 sq. ft, 41 m2 EXCLUDED AREAS: GARAGE: 158 sq. ft, 15 m2, PORCH: 40 sq. ft, 4 m.

## **Energy Efficiency Graph**

