

Fred.

ESTATE AGENTS



31 Lamblash Place

Motherwell

Offers over £129,995



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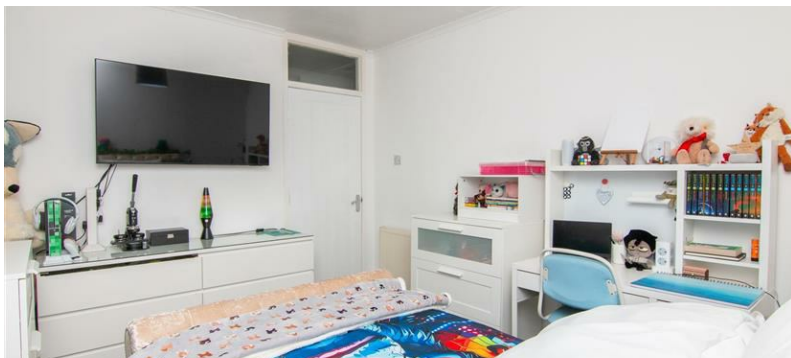


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Situated within a quiet cul-de-sac setting in the town of Motherwell and offering a well proportioned layout lies this three bedroom end terrace villa.

This beautifully presented property is split over two levels with the ground floor comprising of a welcoming entrance hallway, a bright and spacious front facing lounge/dining room with carpeted floors and dual aspect windows allowing for plenty of natural daylight, a modern kitchen with fitted floor and wall mounted units with space for freestanding appliances. Completing the lower floor is a convenient cloakroom WC. On the upper level there is a landing area which leads to three good size bedrooms, all of which are carpeted throughout with ample storage space and a fully tiled family bathroom with three piece suite hosting a WC, wash hand basin and bath with overhead shower.

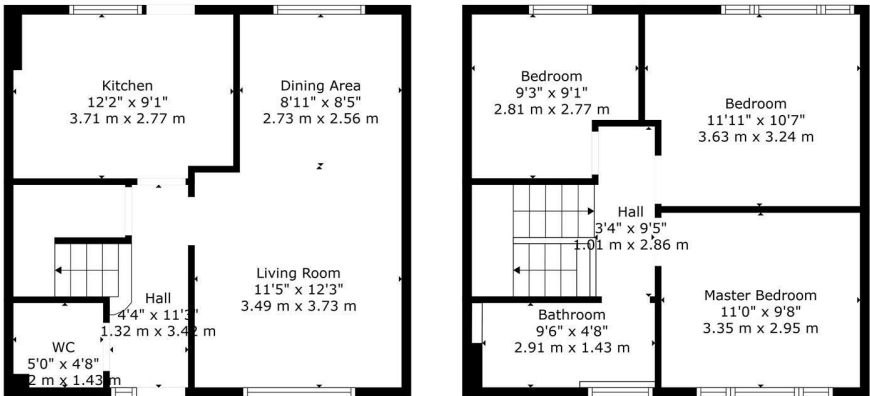
Additional highlights include gas central heating, double-glazed windows and good size front and rear gardens featuring a mix of chips, slabs and lawn with plenty of storage.

The property falls within the school catchment area for Dalziel High School which was ranked the top performing school in North Lanarkshire for 2022 in terms of academic attainment. Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town's bus services offer comprehensive links to the surrounding areas and Motherwell train station offers direct rail links to Glasgow, Edinburgh, Newcastle and London.

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.



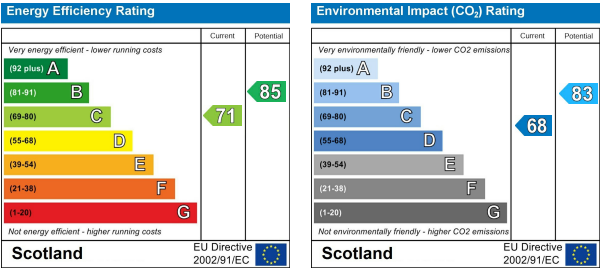
Floor 1

Floor 2

TOTAL: 688 sq. ft, 82 m2
FLOOR 1: 444 sq. ft, 41 m2, FLOOR 2: 444 sq. ft, 41 m2



Energy Efficiency Graph



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