



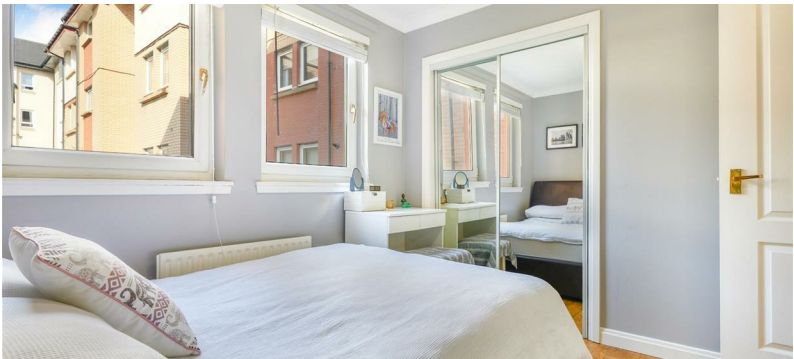
9 Guthrie Court

Motherwell

Offers over £120,000







Situated within a modern development within the town of Motherwell and occupying the ground floor position, lies this spacious and well appointed two double bedroom apartment.

On arrival, you will find private parking facilities for the residents and well maintained communal grounds. The property is bright and airy throughout and provides well proportioned accommodation. The apartment comprises of an entrance hallway which provides ample storage space, a well appointed lounge with front facing window allowing for plenty of natural light, a generously sized fitted kitchen which hosts wall and floor mounted units with integrated appliances, a partly tiled family bathroom with three piece suite and two double bedrooms, both of which have laminate flooring throughout, with the master hosting fitted mirrored wardrobes and an en-suite shower room.

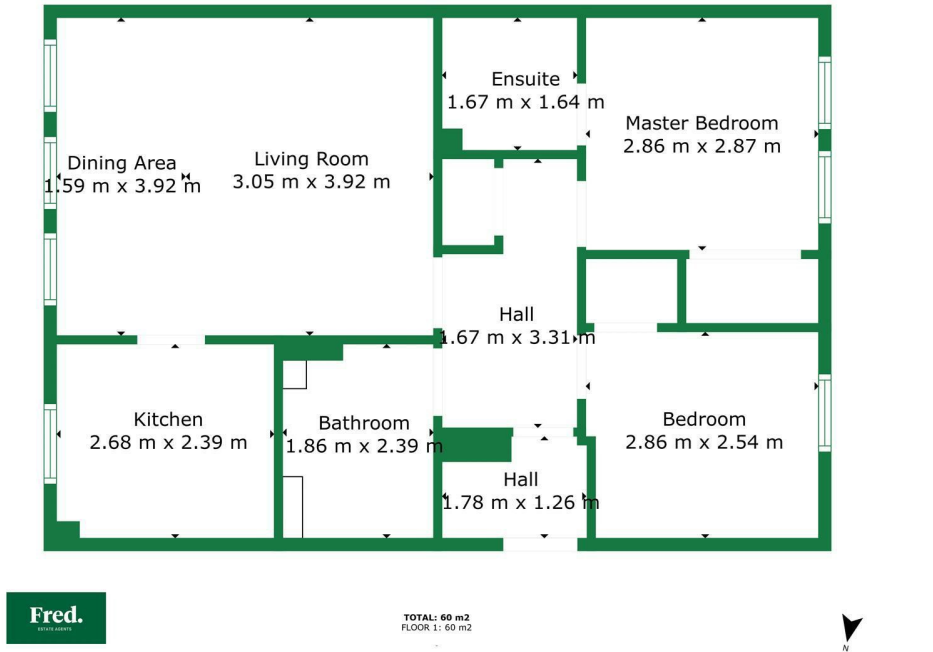
The property also benefits from gas central heating, double glazed windows and secure door entry.

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.

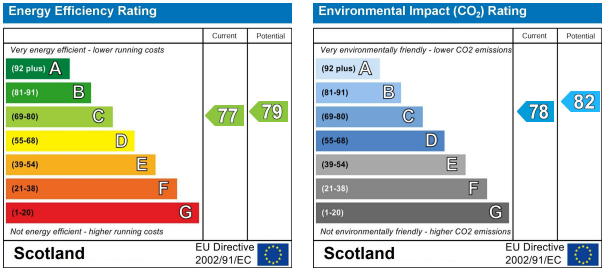
Viewing

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.



Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk