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ESTATE AGENTS

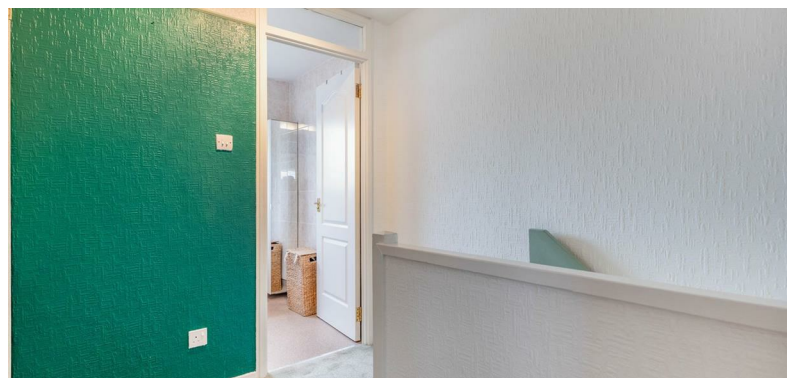


51 Calder Grove

Motherwell

Offers over £120,000







Situated within the sought-after residential area of Motherwell and offering a well proportioned layout lies this two bedroom mid terrace property.

Step inside this charming home, where the ground floor welcomes you with a bright and inviting entrance hallway. The front-facing lounge and dining area offers a spacious, airy feel, enhanced by modern laminate flooring and stylish feature walls — perfect for both relaxing and entertaining. The well-appointed kitchen boasts sleek fitted units and a built-in oven and hob, ideal for home cooking.

Upstairs, the landing area leads to two generously sized bedrooms, each fully carpeted and offering ample space for wardrobes or additional storage. Completing the upper level is a modern wet-room style shower room fitted with an electric shower for convenience.

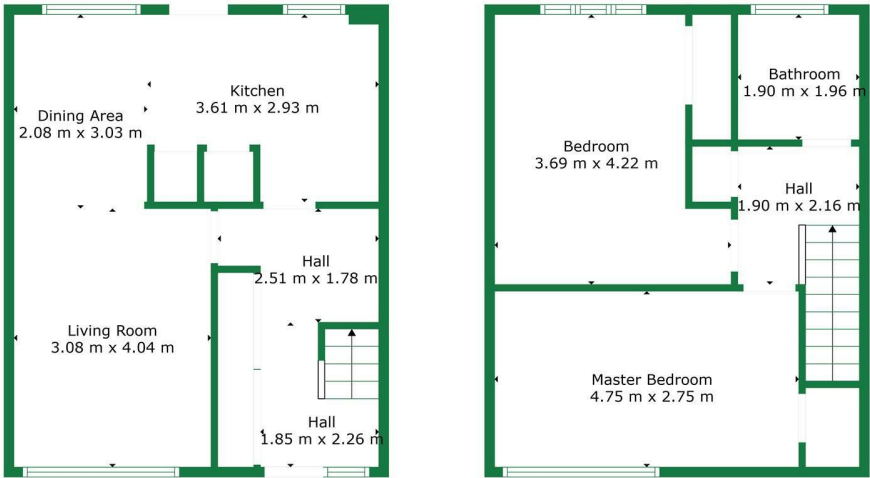
Additional highlights include gas central heating, double-glazed windows, and private front and rear gardens featuring a mix of lawn, slabs, and decorative chips — ideal for outdoor seating or low-maintenance landscaping.

The sought after area of Motherwell boasts a wide and varied range of shops, bars and restaurants. Local amenities within easy reach include: Showcase Leisure Park, Sports facilities and Chatelherault & Strathclyde Country Parks. Motherwell offers primary and secondary educational facilities as well as access to Hamilton College. A comprehensive motorway network is nearby providing excellent commuting access to all over Scotland and the South as well as being within easy reach to the main train station offering great services to both Glasgow and Edinburgh.

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

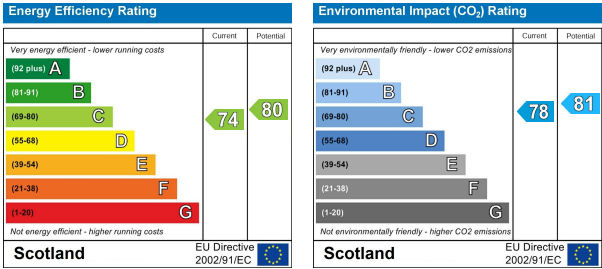
Floor 2



TOTAL: 80 m²
FLOOR 1: 40 m²; FLOOR 2: 40 m²
EXCLUDED AREAS: WALLS: 6 m²



Energy Efficiency Graph



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