



**40 Milton Street**

Motherwell

**Offers over £120,000**



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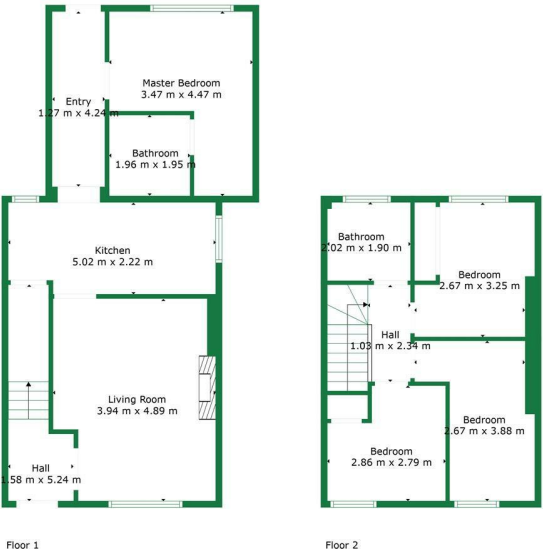
Situated within the town of Motherwell and providing well appointed accommodation over two levels, lies this spacious four bedroom extended semi detached property.

The property opens into a welcoming entrance hall, leading to a generous lounge, perfect for day-to-day living. The kitchen, with its adjoining dining area, provides a practical and comfortable space for family meals. The ground floor extension adds further accommodation, currently comprising a bedroom and a shower room, offering versatile space for guests or additional family needs.

Upstairs, there are three well-proportioned bedrooms with ample storage, complemented by a family bathroom with a bath.

Outside, the property enjoys a large rear garden with a combination of grass and patio areas, ideal for outdoor activities, while the front of the home features a substantial driveway providing off-street parking. With its generous accommodation and central location, this home presents an excellent opportunity for families seeking a traditional, spacious property in Motherwell.

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 also offers excellent public transport, with train and bus services providing links to the surrounding areas. The property falls within the school catchment area for Braidhurst/Our Lady's High and Muir Street/Cathedral Primary.



TOTAL: 34 m2  
FLOOR 1: 34 m2, FLOOR 2: 0 m2  
EXCLUDED AREAS: LIVING ROOM: 19 m2, HALL: 6 m2, BEDROOM: 28 m2,  
HALL: 5 m2, BATHROOM: 4 m2, WALLS: 6 m2

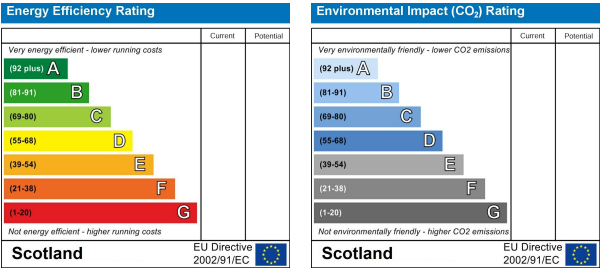


## Viewing

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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