

# Fred.

ESTATE AGENTS



## 3 Annan Glade

Motherwell

### Offers over £185,000







Situated within the town of Motherwell and providing well appointed accommodation throughout, lies this lovely three bedroom semi detached property.

The ground floor welcomes you with an entrance hallway leading to a generous lounge/dining area, enhanced by dual aspect windows that flood the space with natural light. The room benefits from laminate flooring, creating a warm and inviting atmosphere. The kitchen features fitted wall and base units, with space for freestanding appliances, making it a functional hub for everyday living.

Upstairs, a bright and airy landing leads to three bedrooms, all of which have carpeted flooring and two benefiting from fitted floor to ceiling mirrored wardrobes. Completing this floor is a family bathroom which hosts a three piece suite comprising of a WC, wash hand vanity basin and bath.

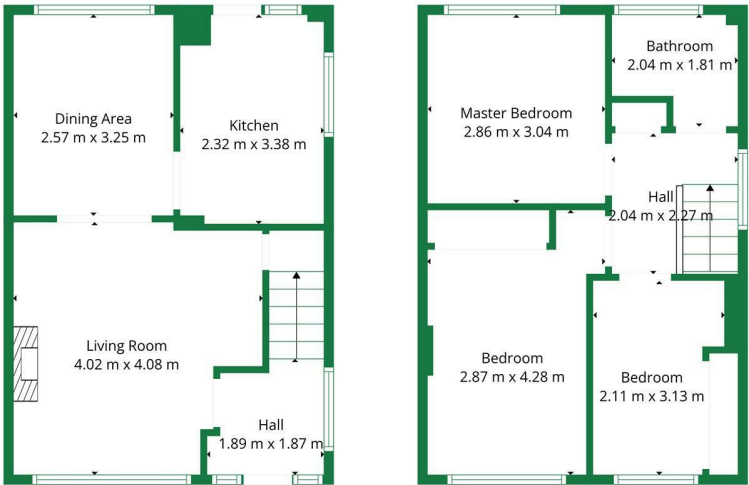
Externally, the property offers front, side & rear gardens with a detached garage. The rear garden is fully paved with a raised section, perfect for outdoor relaxation and entertaining.

Annan Glade falls within the catchment area for Dalziel High School which is one the most highly regarded schools in Lanarkshire. The sought after area of Motherwell offers a great selection of 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.

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

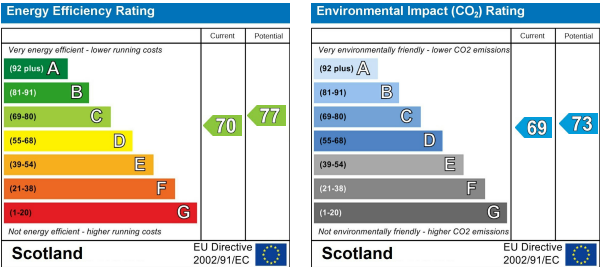
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TOTAL: 74 m<sup>2</sup>  
FLOOR 1: 37 m<sup>2</sup>, FLOOR 2: 37 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>



## Energy Efficiency Graph



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