

# Fred.

ESTATE AGENTS



## 10 Menteith Court

Motherwell

Offers over £80,000







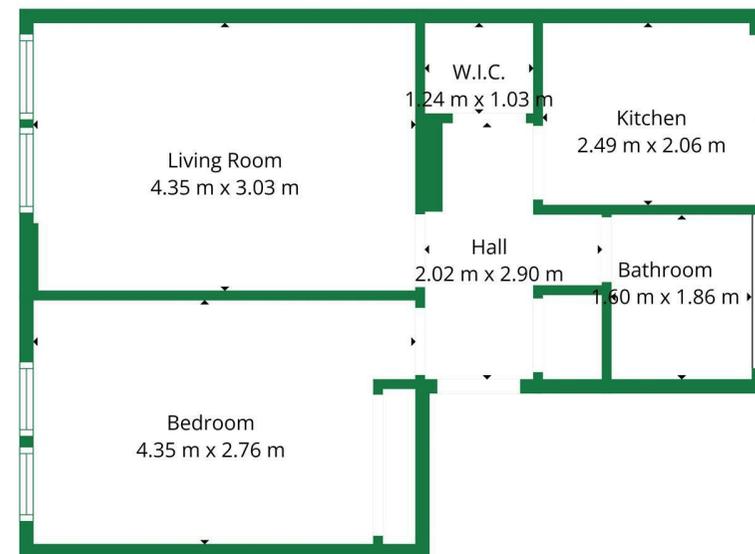
Located within the heart of Motherwell and occupying the top floor position within this modern development, lies this well appointed one bedroom apartment.

Situated within a quiet and well-maintained courtyard setting, this attractive apartment offers bright and well-presented accommodation throughout. The property opens into a welcoming entrance hallway which leads through to a spacious and airy lounge, featuring dual front-facing windows that flood the room with natural light.

The apartment also benefits from a stylish fitted kitchen with space for freestanding appliances, offering a practical and functional layout. The generously sized double bedroom is finished in neutral décor with carpeting throughout and benefits from fitted mirrored wardrobes providing excellent storage.

Completing the accommodation is a modern shower room comprising a WC, vanity sink unit and contemporary wet-wall panelling.

The property provides a very central location to Motherwell Town Centre, where you will find a wide range of amenities, including schools, shops and sports and recreational facilities, including Strathclyde Country Park and its many leisure pursuits. 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.



TOTAL: 41 m<sup>2</sup>  
Ground floor: 41 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>

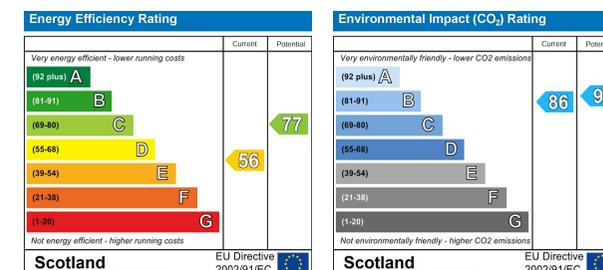


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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