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ESTATE AGENTS



26 Calder Grove

Motherwell

Offers over £165,000

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Troubles
Bubbles

Situated within a sought after central residential area of Motherwell, this beautifully presented three bedroom end-terrace home offers spacious and versatile accommodation, ideal for modern family living.

The ground floor welcomes you with an inviting entrance hallway leading into a bright front facing lounge/dining area, complete with a charming gas powered wood-burning stove style fire, perfect for cosy evenings. The lounge flows seamlessly into the kitchen, featuring ample floor and wall-mounted units, integrated appliances, and French doors opening onto a decked patio area, creating an ideal space for both everyday living and entertaining. Also on the ground floor is a well proportioned front facing bedroom with laminate flooring and fitted mirrored wardrobes. A stylish fully tiled cloakroom WC adds convenience, along with an additional utility room.

Upstairs, the property offers two generously sized bedrooms, both tastefully decorated with carpeted flooring. The master bedroom benefits from modern floor to ceiling fitted wardrobes, while the second bedroom also provides a considerable amount of wardrobe/storage space. Completing the upper floor is a beautifully finished family bathroom featuring part-tiled walls with elegant Italian travertine tiling, a Jacuzzi bath with overhead shower, and a contemporary back-to-wall WC with vanity sink combination.

Externally, the property boasts a large, private and versatile rear garden with mature shrubs that attract local wildlife, alongside a mix of patio and lawn areas. A fully insulated garden room provides excellent additional living space, ideal for use as a home office or a relaxing retreat. The recently landscaped garden also features a covered pergola, creating the perfect space for outdoor entertaining and year-round enjoyment.

The town of Motherwell offers a wide range of shops, bars, restaurants, and leisure facilities. Nearby amenities include Showcase Leisure Park, excellent sports facilities, and the beautiful Chatelherault and Strathclyde Country Parks. The area also benefits from excellent primary and secondary schooling, as well as access to Hamilton College. A comprehensive motorway network provides superb commuting links across Scotland, while Motherwell Train Station, within walking distance, offers regular direct services to both Glasgow and Edinburgh.



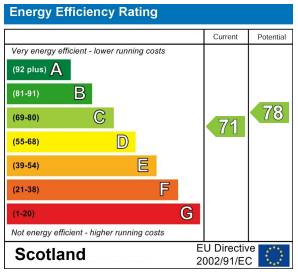
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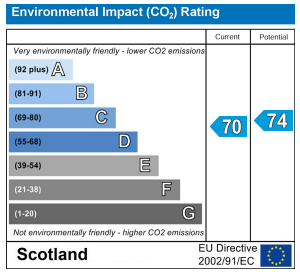
TOTAL: 94 m2
Ground floor: 55 m2, 1st floor: 39 m2
EXCLUDED AREAS: UTILITY: 2 m2, LOW CEILING: 0 m2, WALLS: 9 m2

Viewing

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

Energy Efficiency Graph





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