

# Fred.

ESTATE AGENTS



**5 Ellis Way**

Motherwell

**Offers over £150,000**



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Situated within a locally sought after development within the town of Motherwell and providing spacious accommodation over two levels, lies this lovely two bedroom mid terraced property.

This beautifully presented home welcomes you through an entrance vestibule into a bright and spacious open-plan lounge, featuring natural oak herringbone wood flooring and stylish neutral décor. The lounge flows seamlessly into the kitchen/dining area, where you'll find a stunning fitted kitchen with ample wall and floor-mounted units, integrated appliances, and French doors opening out to the rear garden, creating the perfect space for both everyday living and entertaining.

Upstairs, the property offers two well-proportioned bedrooms, both tastefully decorated with soft carpet flooring and fitted wardrobes providing excellent storage. Completing the upper level is a contemporary shower room, beautifully finished with wet wall panelling and comprising a back-to-wall WC, vanity sink, and rainfall shower.

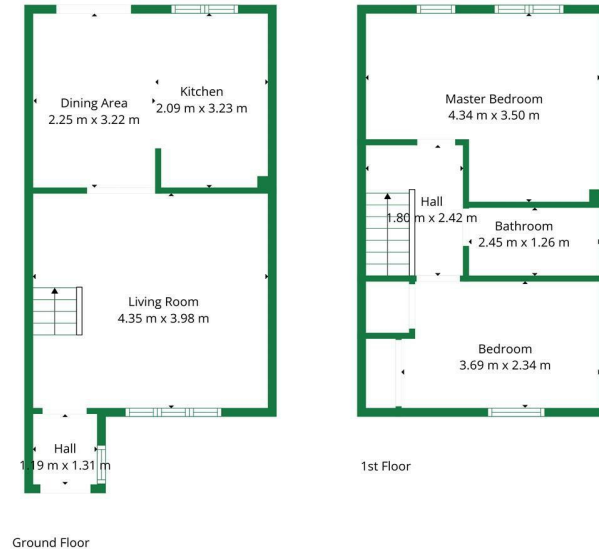
Externally, the home benefits from a fully enclosed rear garden featuring a decked patio area along with a combination of paving and decorative stone, offering a low-maintenance and inviting outdoor space.

The town of Motherwell offers 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 provides superb commuting links across Scotland, while Motherwell Train Station, within easy reach, offers regular direct 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.

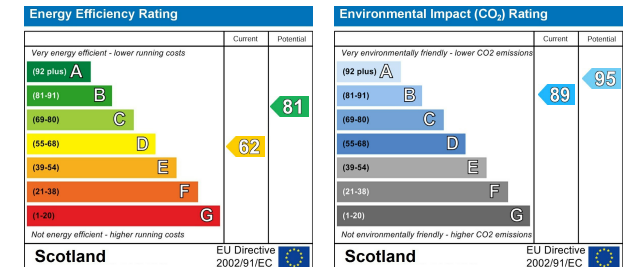
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TOTAL: 66 m<sup>2</sup>  
Ground floor: 34 m<sup>2</sup>, 1st floor: 32 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 4 m<sup>2</sup>



## Energy Efficiency Graph



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