

Fred.

ESTATE AGENTS



41 Babbage Court

Motherwell

Offers over £200,000



3



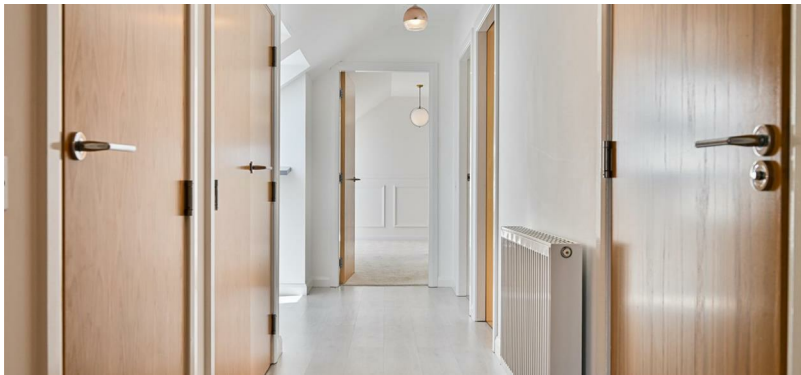
2

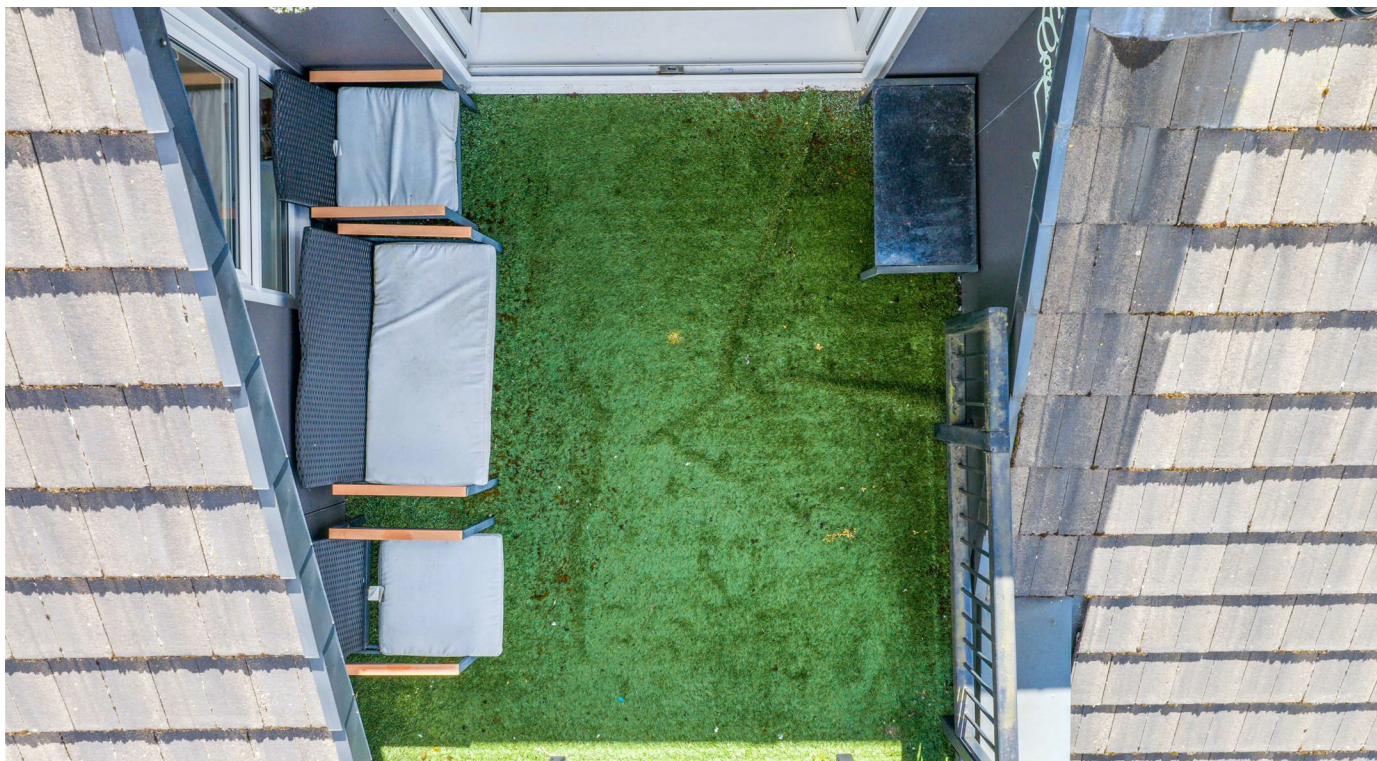
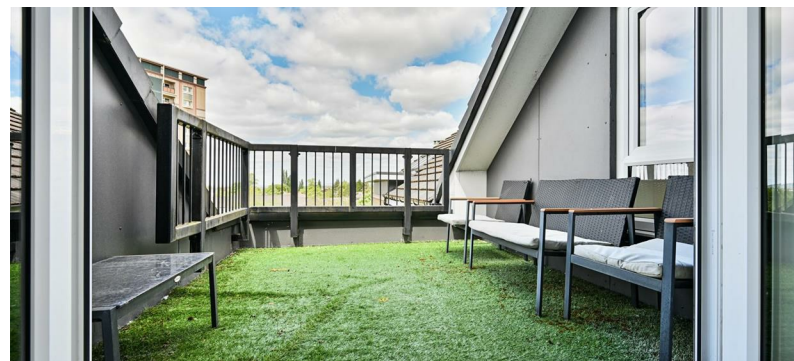


1



B





Set within a highly sought-after development, this exceptional three-bedroom penthouse apartment is a truly rare addition to the market, offered for sale for the first time since the development was built. Occupying a prime top-floor position, the property combines generous living space, modern finishes and impressive natural light throughout.

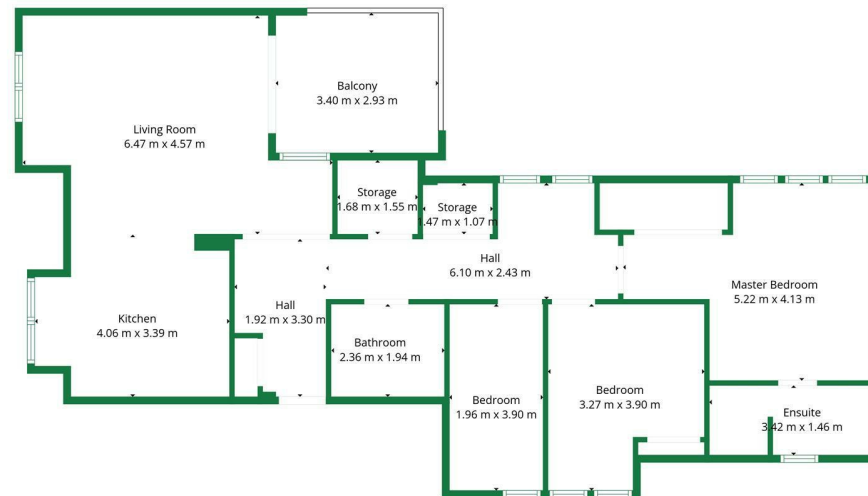
Accessed via a secure door entry system, the accommodation opens into a welcoming reception hallway with excellent built-in storage. The heart of the home is the bright and spacious open-plan lounge and dining area, enhanced by dual-aspect windows and French doors leading onto a private rooftop balcony, the perfect space for relaxing or entertaining. The contemporary kitchen is well appointed with a range of wall and base units, complemented by integrated appliances and ample workspace.

The property offers three well-proportioned bedrooms, all finished in neutral tones. The impressive master bedroom benefits from striking skylight windows that flood the room with natural light, along with fitted storage, carpeted flooring and a stylish en-suite shower room comprising WC, wash hand basin and shower enclosure. The remaining two bedrooms feature laminate flooring, with one also benefiting from fitted mirrored wardrobes. Completing the accommodation is a modern partially tiled family bathroom fitted with a sleek three-piece suite incorporating a bath and vanity WC/sink combination.

Further features include gas central heating, secure entry system and residents' parking.

Ideally located close to Motherwell Town Centre, the property enjoys easy access to an excellent range of local amenities including shops, schools, sports and leisure facilities, with Strathclyde Country Park nearby offering a wide variety of outdoor pursuits. The property falls within the catchment area for the highly regarded Dalziel High School and Knowetop Primary School. Excellent transport links are also close at hand, with nearby motorway connections providing convenient access throughout Scotland and rail services offering direct links to both Glasgow and Edinburgh.

Early viewing is highly recommended to fully appreciate this rarely available penthouse apartment.



TOTAL: 94 m²
 Ground floor: 94 m²
 EXCLUDED AREAS: LOW CEILING: 10 m², STORAGE: 4 m², BALCONY: 10 m², WALLS: 10 m²

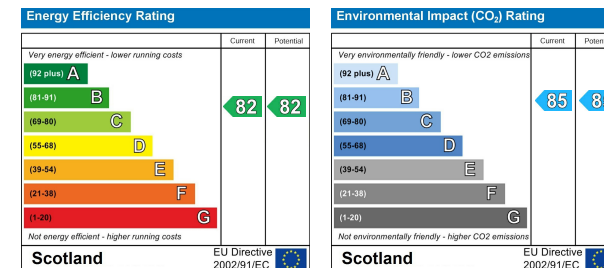


Viewing

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

Energy Efficiency Graph



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