

# Fred.

ESTATE AGENTS



**187C Hamilton Road**

Motherwell

**Offers over £120,000**



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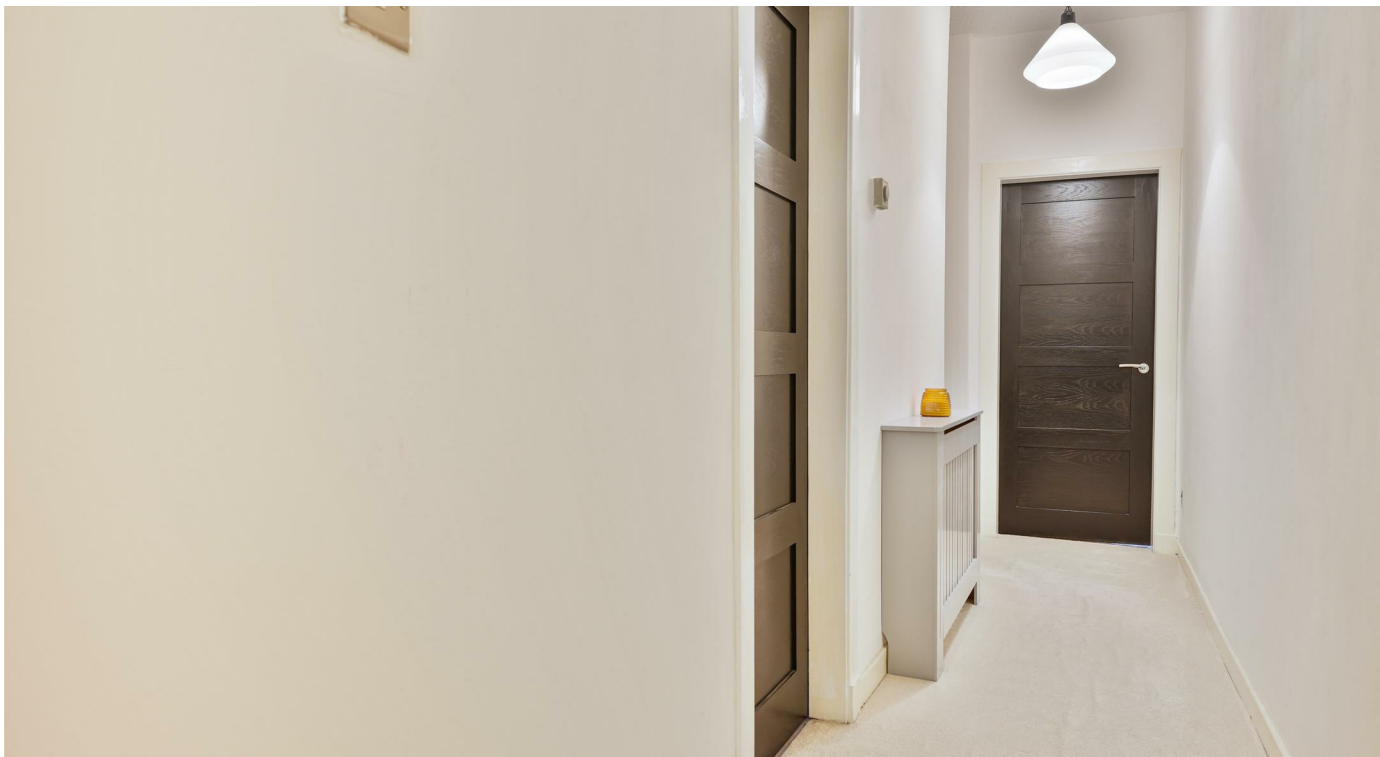
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Situated within a very sought after area within the town Motherwell and providing a very central location, is this well presented two bedroom top floor apartment.

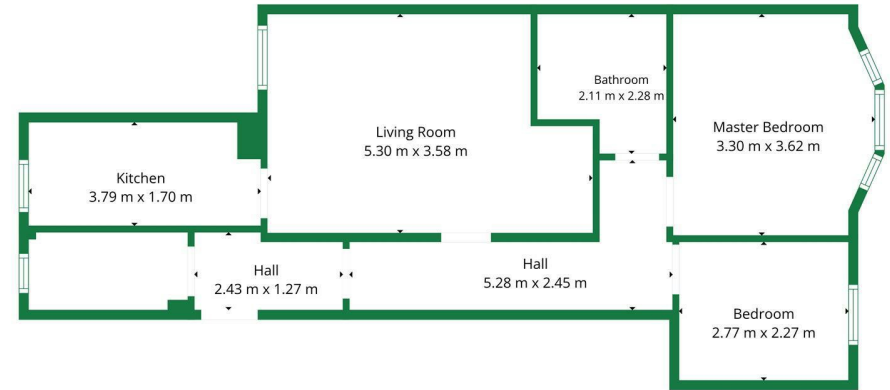
The property welcomes you through a bright and inviting entrance hallway, setting the tone for the well-presented accommodation throughout. The spacious lounge is filled with natural light and features tasteful neutral décor alongside soft carpeted flooring, creating a warm and comfortable space ideal for both relaxing and entertaining. The modern fitted kitchen is stylishly designed with a range of wall and floor mounted units, complemented by ample worktop space, making it both practical and attractive for everyday living.

There are two well-proportioned front-facing bedrooms, finished with a combination of carpet and wood-effect flooring. The generous master bedroom benefits from excellent storage space and comfortably accommodates a range of furnishings, while the second bedroom offers flexibility as a guest room, home office, or additional sleeping accommodation.

Completing the property is the contemporary part-tiled family bathroom, fitted with a WC, wash hand basin, and bath with overhead shower, finished to provide a clean and modern feel.

The property is further enhanced with double glazed windows, gas central heating and rear communal garden area.

The property falls within the school catchment area for the popular Ladywell Primary and Dalziel High School. Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town's bus services offer comprehensive links to the surrounding areas and Motherwell train station offers direct rail links to Glasgow, Edinburgh, Newcastle and London.



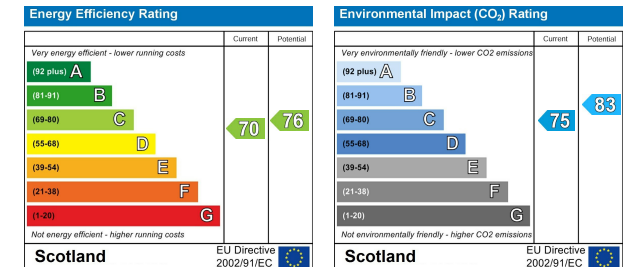
TOTAL: 62 m<sup>2</sup>  
Ground floor: 62 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 6 m<sup>2</sup>

## 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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