Fred.
ESTATE AGENTS



2B Elvan Court Elvan Street

Motherwell

Offers over £170,000

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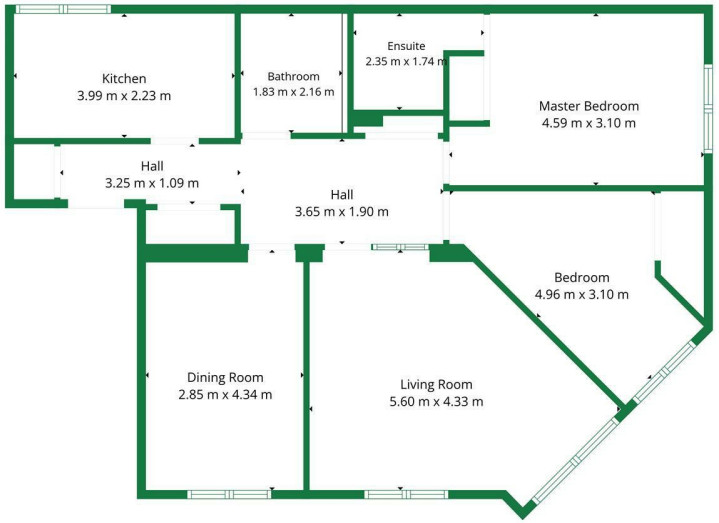
Rarely available on the market, this impressive and spacious three-bedroom apartment enjoys a prime position in the heart of Motherwell, set within beautifully maintained communal garden grounds.

The accommodation comprises a welcoming entrance hallway with excellent storage, a bright and generously proportioned dual-aspect living room, and a stylish modern fitted kitchen complete with integrated appliances and ample worktop space. The spacious principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the second bedroom also features fitted storage. The versatile third bedroom is currently utilised as a dining room but could equally serve as an additional bedroom, home office, or study. A modern wet room completes the accommodation.

Further benefits include gas central heating, double glazing, a secure door entry system, private residents' parking, and beautifully maintained communal gardens, providing an attractive and peaceful environment.

Offering generous accommodation throughout, this superb home is ideally suited to a range of buyers, including professionals, downsizers, and first time buyers alike.

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.

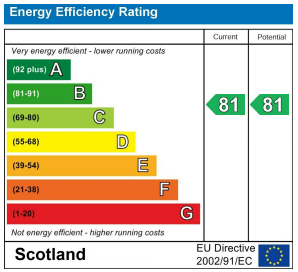


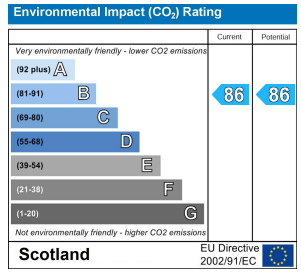
TOTAL: 90 m2
Ground floor: 90 m2
EXCLUDED AREAS: WALLS: 7 m2

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





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

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