Fred.
ESTATE AGENTS



10 Duke Street

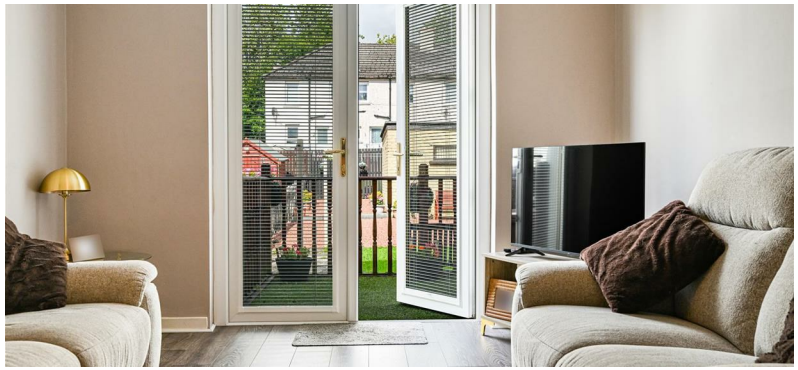
Motherwell

Offers over £80,000

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Situated within a sought-after area of Motherwell, this beautifully presented two-bedroom ground floor flat offers an excellent opportunity for first-time buyers or downsizers, seeking a well-maintained home in a convenient location.

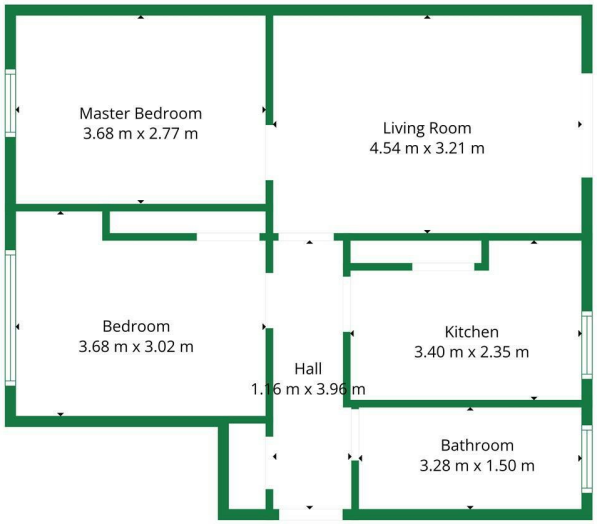
The property is entered via a bright and welcoming reception hallway, which leads to a spacious rear-facing lounge featuring stylish laminate flooring, neutral décor, and French doors opening directly onto the private rear garden, creating a seamless connection between indoor and outdoor living.

The modern kitchen is fitted with a range of contemporary wall and base units, complemented by an integrated fridge/freezer and space for additional freestanding appliances, providing a practical and functional space for everyday cooking and dining.

The accommodation is further enhanced by a modern shower room, complete with a back-to-wall WC, vanity wash hand basin, and a spacious shower enclosure. There are two double bedrooms, both finished with laminate flooring and benefiting from ample storage.

Further features include gas central heating, double glazing throughout, and a beautifully maintained shared rear garden. The garden boasts a patio area with low-maintenance artificial grass, perfect for relaxing or entertaining, together with a timber shed providing useful additional storage.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74/M8 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.

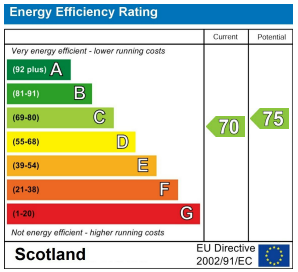


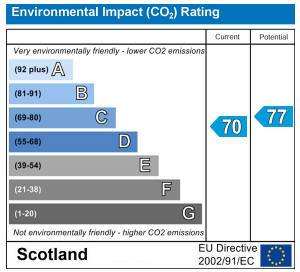
TOTAL: 56 m2
Ground floor: 56 m2
EXCLUDED AREAS: WALLS: 5 m2

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.

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