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ESTATE AGENTS



# 15 Sharp Street

Motherwell

## Offers over £175,000

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Situated within the highly sought-after area of Ladywell, this beautifully renovated two bedroom semi-detached property occupies a quiet cul-de-sac position and offers stylish, modern living throughout. Finished to a high standard, this attractive home is ideal for first-time buyers, couples and those looking to downsize.

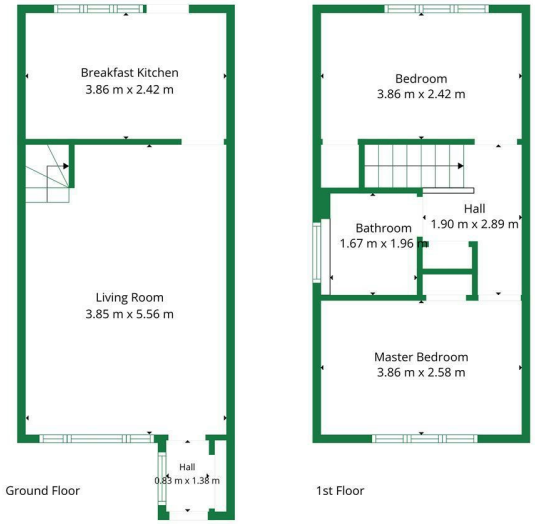
This property has been carefully renovated throughout to a high standard and is entered via a welcoming entrance vestibule which leads into the front facing open plan lounge with laminate flooring which flows seamlessly into the stunning fitted breakfasting kitchen area which hosts wall and floor mounted units, integrated appliances, space for freestanding appliances and back door access to rear garden.

On the upper floor, the landing provides access to two generously proportioned double bedrooms, both featuring fitted carpeting and ample storage space. Completing the accommodation is a stylish, fully tiled bathroom comprising a WC, floating wash hand basin and bath with overhead shower.

Externally, the property benefits from gas central heating, double glazing and a private driveway providing ample off-street parking. The rear garden offers a combination of paved and lawned areas, providing space for outdoor relaxation and entertaining, while a detached garage offers valuable additional storage.

The property is ideally positioned for local amenities, with Motherwell town centre offering an excellent selection of shops, bars, restaurants and leisure facilities. Families will also appreciate the property's location within the catchment area for Dalziel High School. For commuters, the nearby M74 provides convenient access across the central belt, while regular train and bus services offer excellent connections to surrounding towns and beyond.

Combining contemporary interiors, practical outdoor space and a desirable residential setting, this attractive home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate this attractive home!

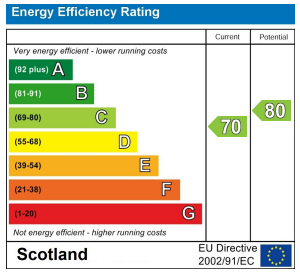


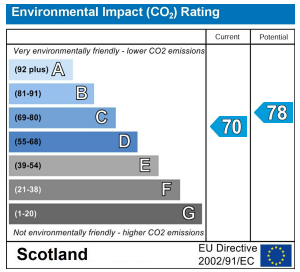

TOTAL: 64 m2
Ground floor: 33 m2, 1st floor: 31 m2
EXCLUDED AREAS: WALLS: 6 m2

## 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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