



## 38 Merryton Road

, Motherwell, ML1 2NH

**Offers over £135,000**

CLOSING DATE SET WEDNESDAY 4TH FEBRUARY AT NOON

Set in a popular area of Motherwell, this spacious and bright semi-detached villa with truly outstanding views, presents an excellent opportunity for both first-time buyers and those seeking a spacious family home.

The accommodation comprises entrance hallway, large lounge, fitted dining kitchen, bathroom, 3 good sized bedrooms, all with fitted wardrobes and shower room.

Further benefits include landscaped enclosed well maintained gardens to front and rear, double glazing, gas central heating and driveway leading to a garage.

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.

EPC C

### Viewing

Please contact our Pomphreys Properties Ltd Office on 01698373365 if you wish to arrange a viewing appointment for this property or require further information.



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## Floor Plan



## Area Map



## Energy Efficiency Graph



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