

# Fred.

ESTATE AGENTS



## 9 Grange Court

Motherwell

Offers over £92,500



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Situated within the town of Motherwell and providing spacious and well proportioned accommodation, lies this well presented two bedroom first floor apartment.

The apartment is bright and airy throughout, offering well-proportioned accommodation. An inviting entrance hallway with laminate flooring leads into the rear-facing lounge, where French doors opening onto a Juliette balcony flood the space with natural light, creating a warm and relaxing atmosphere.

The generously sized dining kitchen is both stylish and practical, featuring a range of fitted wall and floor-mounted units complemented by integrated appliances, ideal for everyday living and entertaining alike.

The fully tiled family bathroom comprises of a WC, wash hand basin, and bath. There are two well-proportioned bedrooms, both carpeted for comfort and complete with mirrored wardrobes, while the master bedroom further benefits from an en-suite shower room.

Located close to Motherwell Town Centre, there are a wide range of amenities, including schools, shops and sports and recreational facilities, including Strathclyde Country Park and its many leisure pursuits. A comprehensive motorway network is nearby providing excellent commuting access to all over Scotland and the South as well as being within easy reach to the main train station offering great services to both Glasgow and Edinburgh.



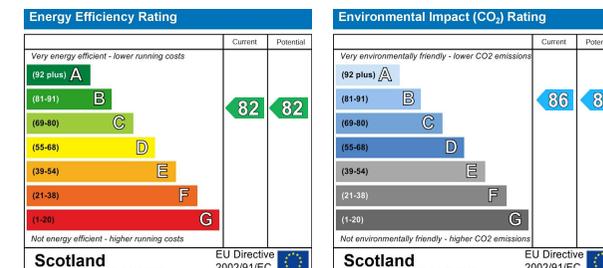
TOTAL: 66 m<sup>2</sup>  
Ground floor: 66 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 5 m<sup>2</sup>

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

## Energy Efficiency Graph



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