



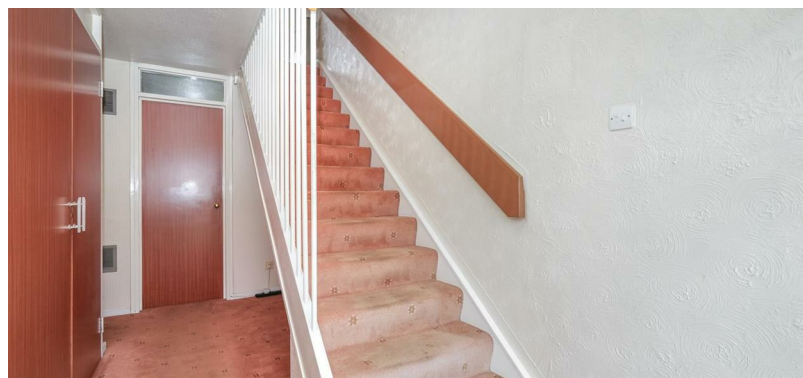
**40 Calder Grove**

Motherwell

**Offers over £90,000**







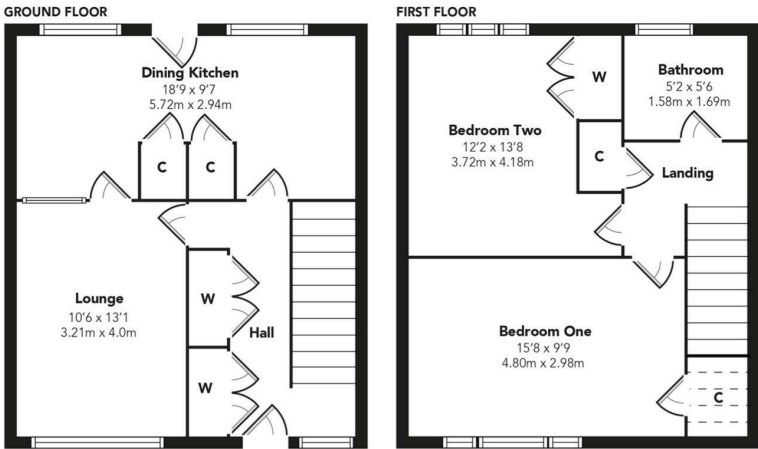




Situated within the quiet and sought after residential area of Motherwell and offering a well proportioned layout lies this two bedroom mid terrace villa.

The accommodation is split over two levels with the ground floor comprising welcoming entrance hallway, bright and spacious front facing lounge and large kitchen/dining area with ample storage. On the upper level you will find two double rooms and a family bathroom with three piece suite consisting of bath, WC and wash hand basin. Features of the property include electric storage heating, double glazing and loft space adding to the already ample storage available. Externally the property benefits from front and rear private gardens and has the added benefit of a private lockup.

The sought after area of Motherwell boasts a wide and varied range of shops, bars and restaurants. Local amenities within easy reach include: Showcase Leisure Park, Sports facilities and Chatelherault & Strathclyde Country Parks. Motherwell offers primary and secondary educational facilities as well as access to Hamilton College. 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.



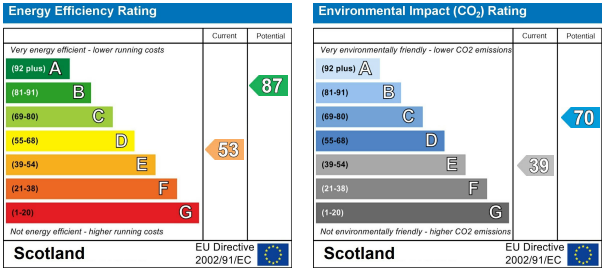
This floor plan is for guidance only and is not drawn to scale. Please check all dimensions and shapes before making any decision on measurements. LV Productions. LVenditti@hotmail.com

## 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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