

# Fred.

ESTATE AGENTS



## 30 Kingfisher Court

Motherwell

### Offers over £185,000



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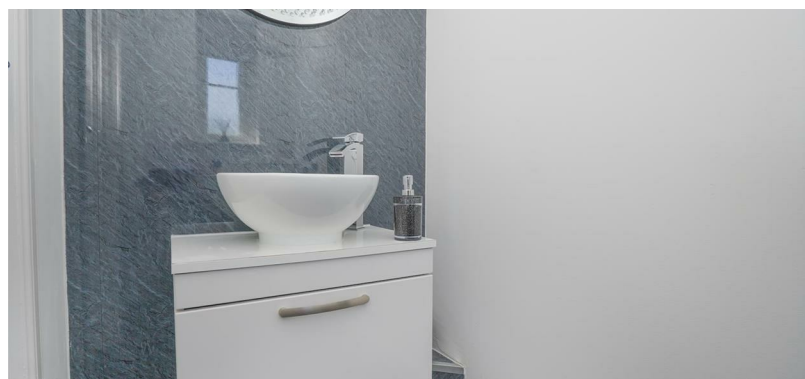
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Situated within the highly sought after Bellway Development just a couple of minutes walk from Baron's Haugh and providing beautifully appointed accommodation over two levels, lies this stylish three bedroom mid terrace property.

This beautifully presented three bedroom property occupies an excellent position in one of Motherwell's most sought after addresses. The ground floor comprises of a welcoming entrance vestibule, ground floor W.C, a bright open plan front facing lounge with carpeted flooring and a stunning fitted kitchen with integrated appliances and plenty of space for dining table and chairs with French doors providing access to the rear garden. On the upper level there is a stylish fully tiled family bathroom with three piece suite with over bath shower and three bedrooms, all of which have carpeted flooring and two rooms benefiting from ample storage space/ fitted floor to ceiling wardrobes.

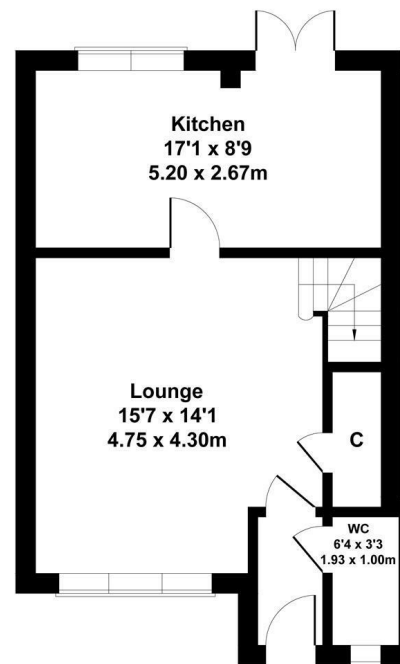
The property is further enhanced with gas central heating, double glazing, residents parking and well maintained rear garden which hosts a decked patio area, artificial lawn and ample storage space.

The property falls under the Dalziel High School catchment area and is just short walk from Knowetop Primary and Our Lady's High School. Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 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.

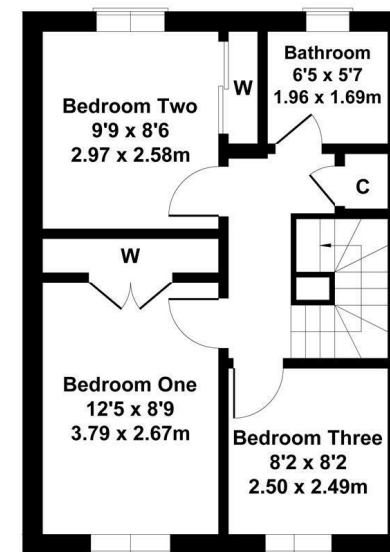
## Viewing

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.

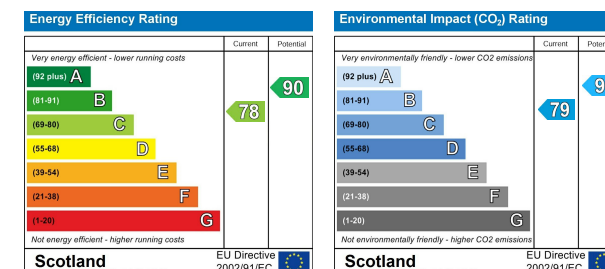


GROUND FLOOR



FIRST FLOOR

## Energy Efficiency Graph



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