

# Fred.

ESTATE AGENTS



## 18 Guthrie Court

Motherwell

Offers over £120,000







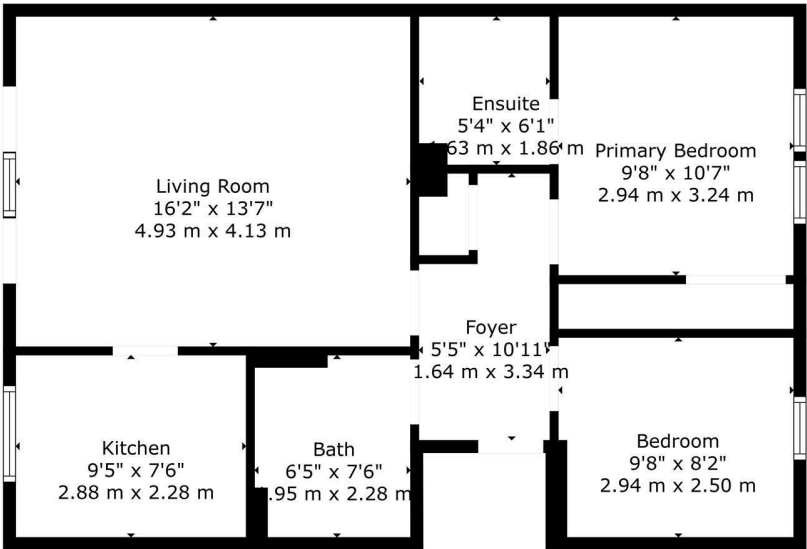




Welcome to this exquisite top-floor executive apartment located in the desirable Guthrie Court, Motherwell. This splendid flat boasts two well-proportioned bedrooms, making it an ideal choice for professionals, couples, or small families seeking a comfortable and stylish living space.

On arrival, you will find private parking facilities for the residents and well maintained communal grounds. The property is bright and airy throughout and provides well proportioned accommodation. The apartment comprises of an entrance hallway which provides ample storage space, a well appointed lounge with a stunning juliette balcony which provides an abundance of natural light, a generously sized modern kitchen which hosts fitted wall and floor mounted units with integrated appliances, a partly tiled family bathroom with three piece suite and two double bedrooms, both of which are carpeted throughout and provide fitted wardrobe space, while the master also has an en-suite shower room.

The property falls within the school catchment area for Dalziel High School which was ranked the top performing school in North Lanarkshire for 2022 in terms of academic attainment. 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's bus services offer comprehensive links to the surrounding areas and Motherwell train station offers direct rail links to Glasgow, Edinburgh, Newcastle and London.



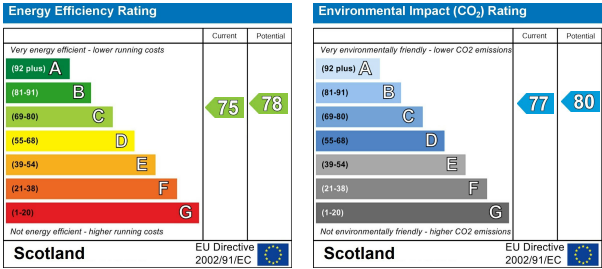
TOTAL: 658 sq. ft, 61 m2  
FLOOR 1: 658 sq. ft, 61 m2

## 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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