

# Fred.

ESTATE AGENTS



**600 Merry Street**

Motherwell

**Offers over £200,000**









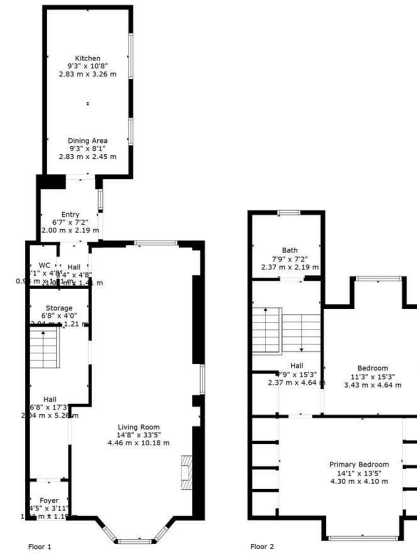


Situated within a sought after location within the town of Motherwell and providing well appointed accommodation throughout, lies this extended two-bedroom sandstone semi detached property.

Upon entering the property, you will find a welcoming hall leading to a spacious lounge with large dual aspect windows allowing for plenty of natural light. The lounge features carpeted flooring and a feature fireplace. The kitchen/dining area forms part of the extension at the rear of the property and hosts modern wall and floor mounted units with large range style cooker. Completing the ground floor is a convenient cloakroom WC. On the upper floor you will find a fully tiled family bathroom consisting of WC, full pedestal sink, bath and separate shower enclosure, two double bedrooms, both of which are carpeted throughout with the master benefiting from fitted wardrobes.

The property is further enhanced with gas central heating, double glazed windows and garden grounds to the front, side and rear.

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. The property falls within the school catchment area for Dalziel High School and Glencairn Primary.



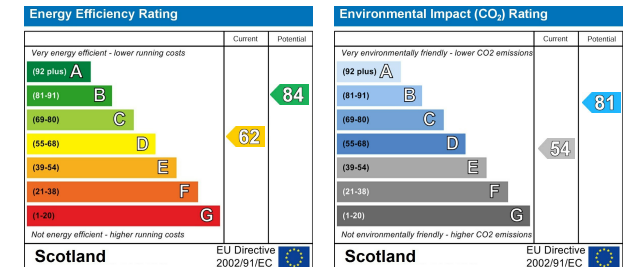
TOTAL: 1353 sq. ft, 126 m<sup>2</sup>  
FLOOR 1: 794 sq. ft, 74 m<sup>2</sup>; FLOOR 2: 559 sq. ft, 52 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 27 sq. ft, 2 m<sup>2</sup>; LOW CEILING: 17 sq. ft, 1 m<sup>2</sup>

## 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



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA  
01698 305618 | info@fredestateagents.co.uk