



**38 Lochnagar Road**

Motherwell

**Offers over £235,000**



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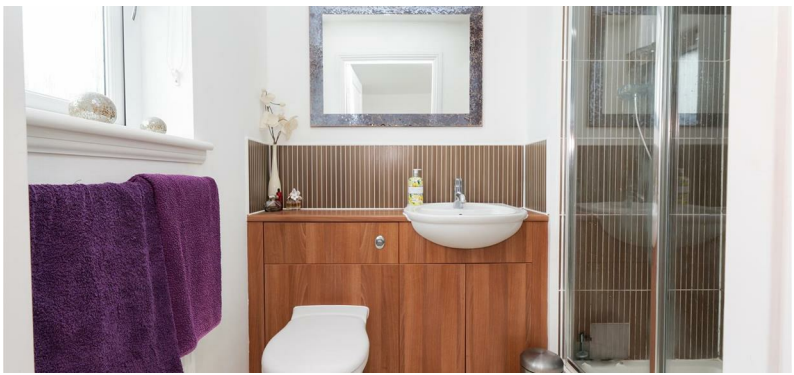


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Situated within a locally sought after development within the town of Motherwell and providing spacious accommodation over two levels, lies this beautiful three bedroom detached property.

This beautifully presented and impressive three bedroomed detached home occupies an excellent position within this quiet residential development. Set over two levels with the ground floor comprising of a welcoming entrance hallway with laminate flooring leading through to the front facing lounge with bay style window allowing for plenty of natural light, a stunning fitted kitchen/dining area with ample storage, built in oven/gas hob and patio doors providing access to the rear garden. Completing the ground level is a convenient WC.

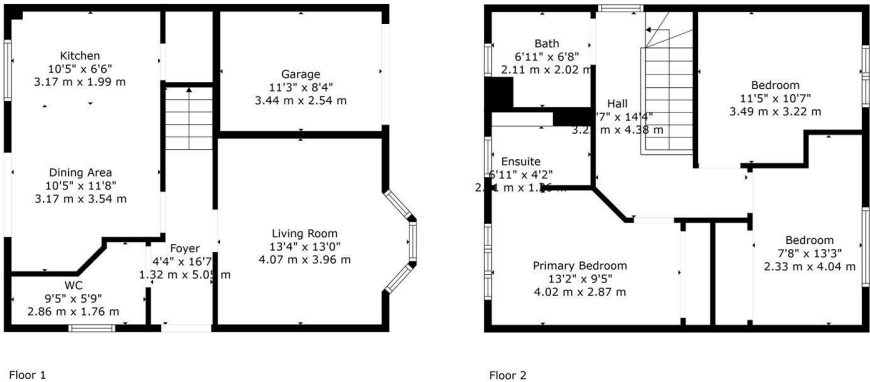
The upper floor consists of a landing area, three bedrooms all with neutral colour decor, carpeted throughout and two benefiting from fitted wardrobe space. The master bedroom hosts a modern en-suite shower room. Completing this floor is a stylish part tiled family bathroom consisting of back to wall WC/sink combination unit and bath.

The property is further enhanced with gas central heating, double glazed windows and a monoblocked driveway with integral garage. The property has a generously sized rear garden which is fully enclosed and hosts a slabbed patio and turfed lawn with a separate raised decked area.

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 walking distance to Shieldmuir train station offering great services to both Glasgow and Edinburgh.

## Viewing

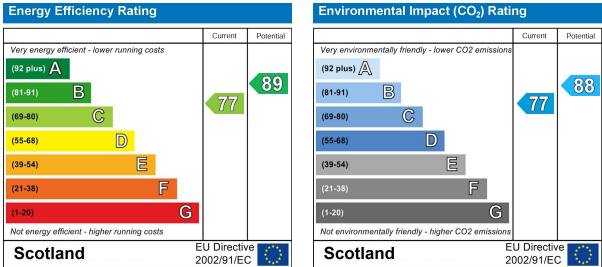
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.



TOTAL: 1035 sq. ft. 97 m<sup>2</sup>  
FLOOR 1: 470 sq. ft. 44 m<sup>2</sup>; FLOOR 2: 565 sq. ft. 53 m<sup>2</sup>  
EXCLUDED AREAS: GARAGE: 94 sq. ft. 9 m<sup>2</sup>



## Energy Efficiency Graph



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.

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