

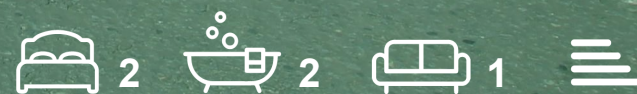


AB Properties

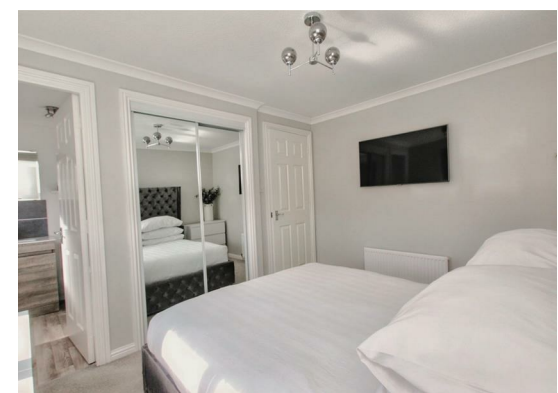
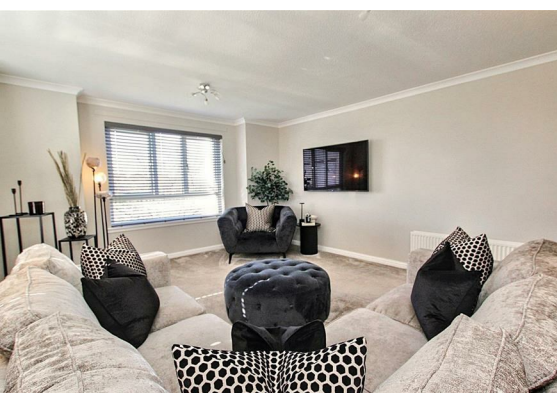
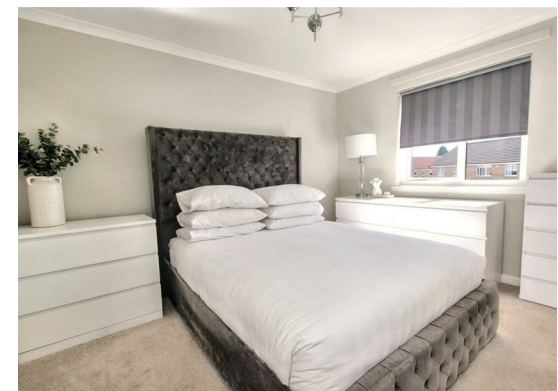


7 St. Mungo's Crescent  
, Carfin, ML1 4BB

Offers over £117,500











**\*\* CLOSING DATE - WEDNESDAY 9TH APRIL AT 12 NOON \*\***

Stunning two-bedroom first-floor apartment located in the highly desirable Carfin area of Motherwell

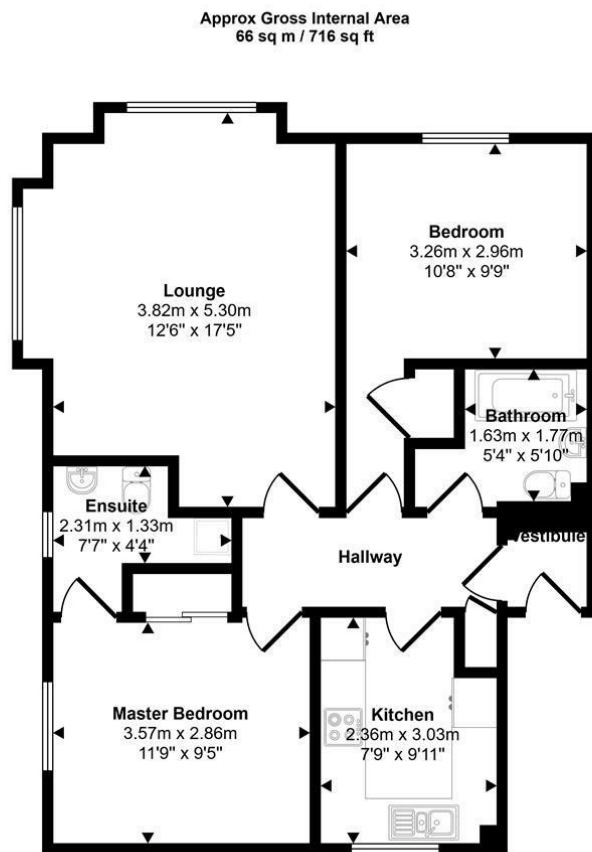
This immaculately presented property features high-quality finishes throughout and is tastefully decorated. The accommodation begins with a welcoming entrance vestibule and hallway, leading into a spacious lounge with dual aspect windows that allow plenty of natural light to fill the room. The modern kitchen comes fully equipped with an integrated fridge/freezer, oven, and hob. There are two generous double bedrooms, both with built-in storage, while the master bedroom also benefits from an ensuite shower room. A stylish family bathroom completes the accommodation.

Additional features include secure main door entry, double glazing, and gas central heating. The hallway also offers a convenient storage cupboard.

Outside, you'll find well-maintained garden grounds, managed by the property management company. Ample resident and guest parking is conveniently available right at the rear of the building.

Carfin sits on the edge of Motherwell, near the Ravenscraig development which offers a regional sports facility. This emerging suburb features a convenient retail park that includes shopping options and a coffee shop, and there are a number of primary and secondary schools within easy reach. Its convenient access to the M74 and M8 motorways, as well as mainline train stations in Carfin and Motherwell, makes it an ideal spot for commuters.



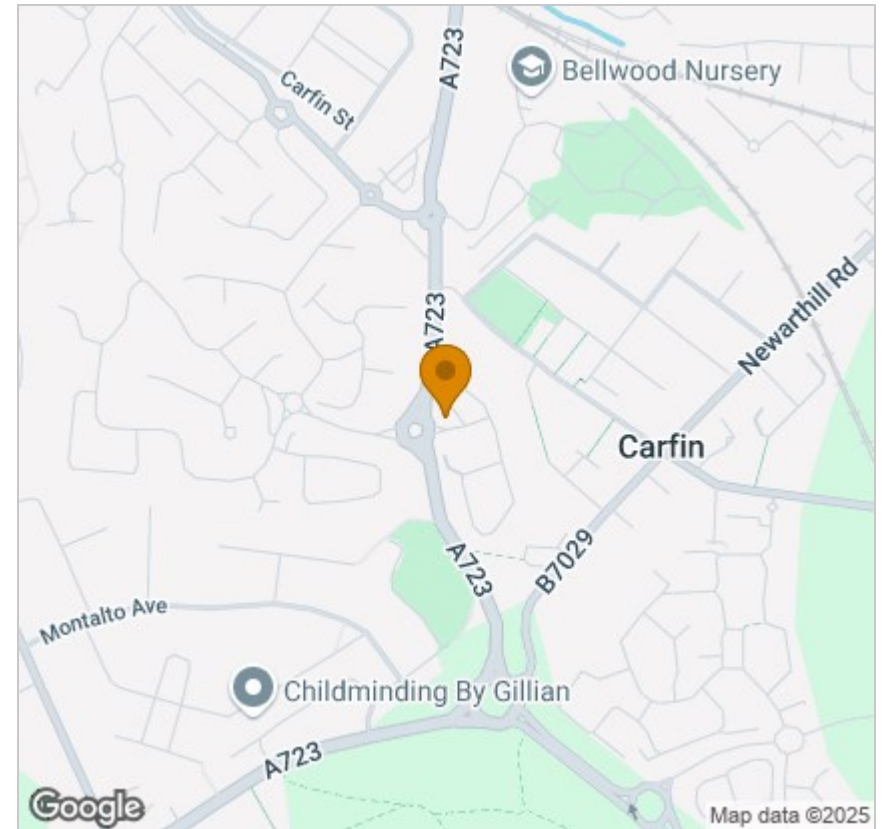


Floorplan

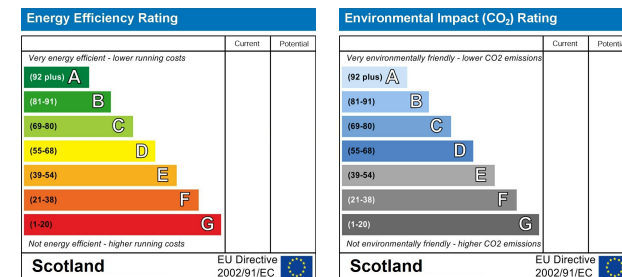
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.



## Energy Efficiency Graph



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