





Motherwell

Primrose Crescent, Motherwell, ML1 2RF

Independent Estates



Directions

Traveling down Airbles Road from Motherwell toward Hamilton. At second roundabout take your first exit onto Leven Street. Go straight through first roundabout then take your next left onto Catherine Street. Take next left into Primrose Crescent and the property is on your left at end of cul de sac.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	6.80m x 0.94m	Lounge	6.63m x 3.33m
Kitchen	3.90m x 1.84m	Bedroom One	3.35 x 3.05m
Bedroom Two	3.64m x 2.93m	Shower Room	1.94m x 1.81m

Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ Telephone 01555 759777 email carluke@independentestates.com

97 Main Street, Wishaw, Lanarkshire ML2 7AU Telephone 01698 373737 email wishaw@independentestates.com

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Situated within walking distance to Motherwell Town Centre with all its amenities and transport services including shops, health centre and sport centre. Primrose Crescent has easy access for commuting to Glasgow and Edinburgh via motorway network.

Independent Estates are delighted to welcome to the market the spacious upper flat. The property is presented in impeccable order throughout and would be ideal for the first time buyer or investor. Accommodation comprising: Entrance to building via security entrance leading to communal staircase. Entrance to property via upvc door with glass insert leading to entrance hallway with fitted carpet. Hallway gives access to all accommodation including lounge/dining, kitchen, two double bedrooms, shower room and storage. Generous lounge dining boasting two window formations providing plentiful natural light and fitted carpet. Rear facing fitted kitchen comprising range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and vinyl flooring.

Bedroom one is rear facing with fitted mirrored wardrobes and carpet. Bedroom two is again rear facing with fitted storage and laminate flooring. Rear facing shower room comprising three piece suite including low flush wc, wash hand basin with vanity, shower cubicle, tiled walls and tiled flooring.

The property boasts full gas central heating and double glazing throughout.



Offers Over £67,500