







**Motherwell**

Catherine Street, Motherwell, ML1 2RW

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 and take your first left into Catherine Street. The property is situated on your right.

## 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 Valuations of Offers

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	5.09m x 0.98m	Lounge	4.44m x 3.79m
Kitchen	3.30m x 2.10m	Bedroom	5.75m x 3.14m
Bathroom	2.60m x 1.91m		

## Offices

55 High Street, Carluke, Lanarkshire ML8 4AJ

Tel: 01555 759777

Email: [carluke@independentestates.com](mailto:carluke@independentestates.com)

97 Main Street, Wishaw, Lanarkshire ML2 7AU

Tel: 01698 373737

Email: [wishaw@independentestates.com](mailto:wishaw@independentestates.com)

Disclaimer: These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Independent Estates. This property sheet forms part of our database and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.



Independent Estates are delighted to offer to the market this traditional upper sandstone apartment, which offers well proportioned layout a great opportunity for first time buyers or investors alike. The property is positioned within a highly sought after residential locale in Motherwell. This area of the town boasts an easily accessible wide and varied range of shops, bars, restaurants, independent retailers as well as health and leisure facilities. Excellent bus, rail and motorway links providing access in and around the Central Belt.

The accommodation comprises: Entrance to property via rear facing upvc storm door to communal hallway. Entrance to property via upvc door giving access to entrance hallway with solid oak flooring. Hallway leads to lounge, bathroom and bedroom suite. Spacious rear facing lounge with feature fireplace and solid oak flooring. The lounge leads to side facing fully fitted kitchen via open archway with base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, partially tiled walls and solid oak flooring.

Front facing master bedroom formerly two bedrooms enjoys two front facing window formation one of which is bay style formation, fitted wardrobes, feature lighting and fitted carpet. Bathroom comprising low flush wc, wash hand basin, bath, shower (over bath), partially tiled walls and vinyl flooring.

The property boasts full gas central heating and double glazing throughout. Garden is mainly laid to lawn with timber fencing. Private resident parking is available to rear of property.



**Offers Over £98,000**