





Motherwell

1 Leyland Road Motherwell ML1 3FX

Independent Estates



Directions

Traveling from Motherwell toward Hamilton on Hamilton Road take your first left after mini roundabout onto Tinkers Lane. Take your next left into Leyland Road and 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 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	3.63m x 1.60m	Lounge	3.68m x 3.63m
Kitchen	2.76m x 2.68m	Utility	2.29m x 1.57m
Bedroom One	2.72m x 3.54m	BedroomTwo	2.54m x 2.61m
Shower Room	2.68m x 1.96m		

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

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 present this well presented luxury ground floor apartment, set within a select development just a short distance from the centre of Motherwell and the M74 motorway network. The accommodation which is accessed via a secure door entry system comprises; Reception hallway with storage and solid oak flooring. Lounge with front facing French doors opening out onto balcony. Lounge opens into well presented front facing kitchen with range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, integral fridge freezer and dishwasher. Separate utility room offers plumbing for washing machine, fitted storage, work surface and solid oak flooring.

Bedroom one is rear facing with fitted mirrored wardrobes and laminated flooring. Bedroom two is again rear facing with fitted wardrobes, decorative lighting and laminated flooring. Shower room is partially tiled with drench walk in shower, wash hand basin with contemporary vanity unit, low flush wc and tiled flooring.

The property boasts full gas central heating and double glazing throughout with private resident parking.

Leyland Road is a modern development of contemporary apartments and townhouses set just a short distance from Motherwell town centre and is within the catchment for excellent local schooling whilst the town of Motherwell is a short drive away and provides a wide choice of shopping facilities and several highly regarded schools. The area has a wide choice of sports facilities including golf, tennis, bowling, swimming and country parks with the nearby Strathclyde Country Park and Chatelherault Parks. For those commuting by bus or train there are excellent and regular links to the surrounding towns and cities including Glasgow and Edinburgh. The road network provides access both north and southbound on the M74 motorways and links with the M8 to Glasgow, Edinburgh and through the commuter belt of Scotland.



Offers Over £124,995