



RESIDENCE

13 Roedeer Drive, Motherwell, ML1 1AL

[www.residencestateagents.co.uk](http://www.residencestateagents.co.uk)



Viewing by appointment with Residence Hamilton  
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## 2 Bedrooms | 1 Public Rooms | 2 Bathrooms



This beautifully presented modern semi-detached villa is located within a sought after modern development and has open aspects to the front.

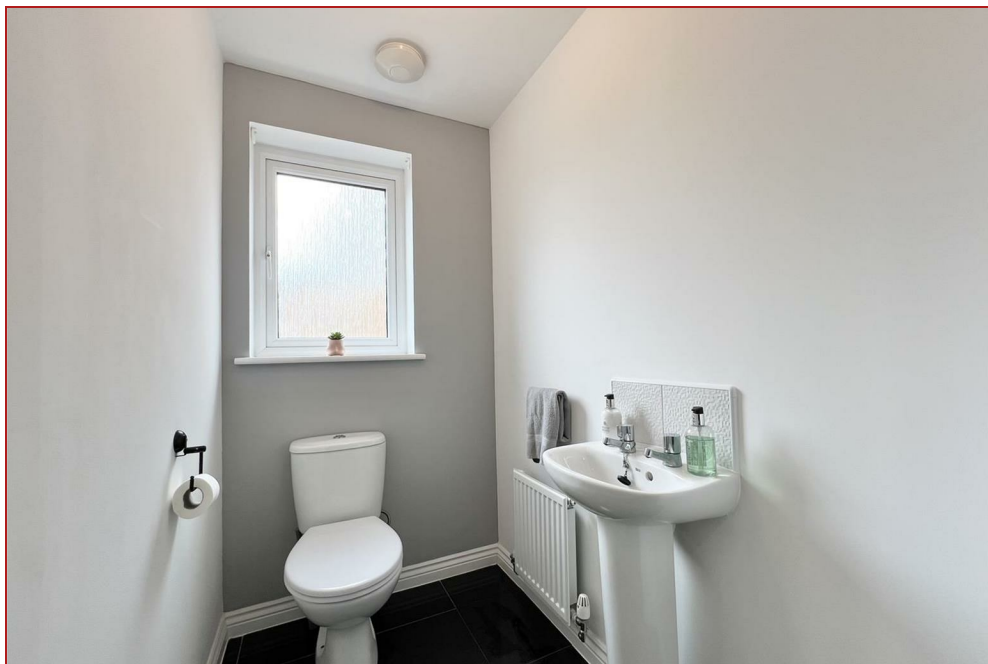
Finished to a high standard throughout, this lovely family home offers a well-designed layout of bright and spacious apartments. The accommodation comprises, welcoming entrance hallway with access to a modern fitted cloaks/wc, generous size formal lounge with French doors to the large, enclosed rear garden, contemporary fitted kitchen with open aspects to the front.

On the upper floor there is a good size upper landing, two well proportioned double bedrooms with modern three piece family bathroom with shower over bath.

Features of the property include gas central heating, double glazing, large enclosed rear garden which is bound by way of timber fencing with driveway to the side.

The floor plan shall provide you with a detailed layout of this immaculate and comfortable home, however we recommend viewing to appreciate the quality of finishings and the convenient setting that's on offer.

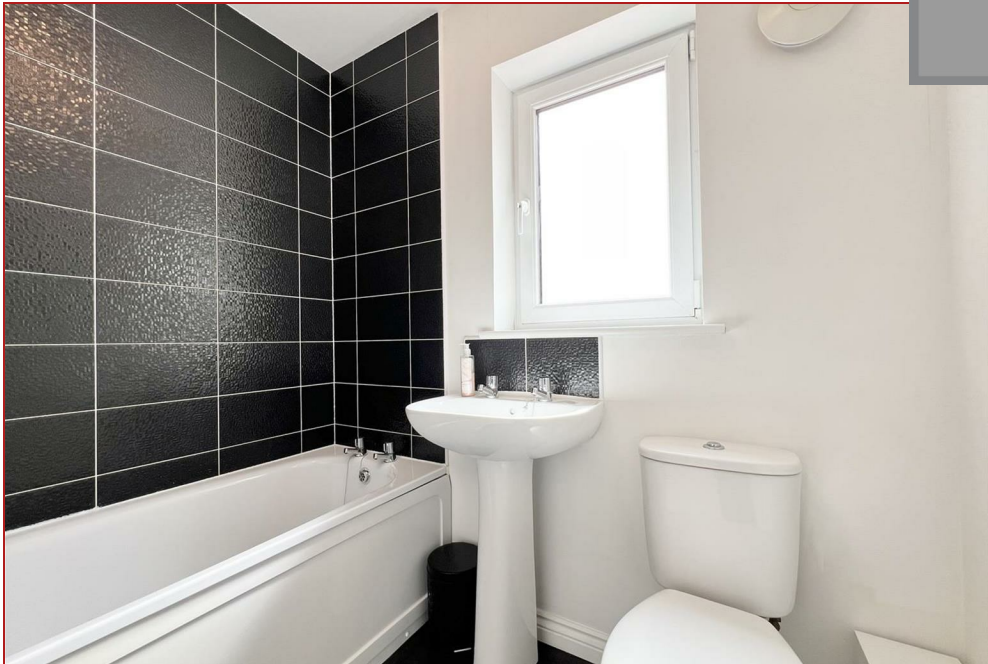
Roedeer Drive is located within the town of Motherwell which is renowned for its schooling and is only a short distance from the town centre which provides a wide choice of shopping facilities. The area has a wide choice of sports facilities including golf, tennis, bowling, swimming and country parks with the nearby Strathclyde Country Park and Chatelherault Parks and 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.



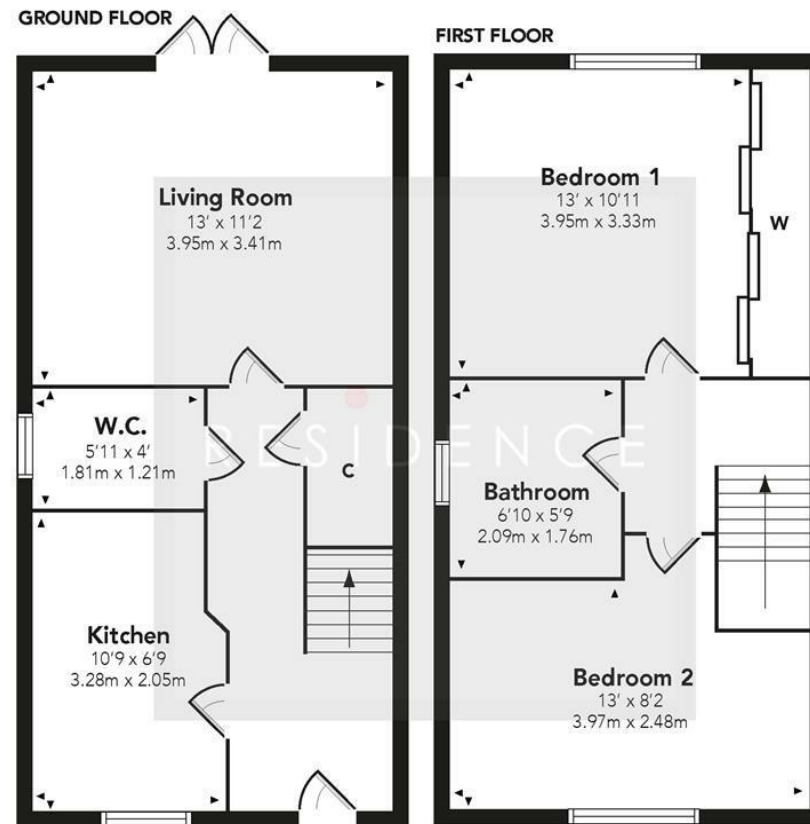
710.42 sq ft | EER = C



RESIDENCE



## Roedeer Drive



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.