



RESIDENCE

105E John Muir Way, Motherwell, ML1 3GW

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## 2 Bedrooms | 1 Public Rooms | 1 Bathrooms

A stylish and contemporary two-bedroom flat located in the highly desirable John Muir Way development in Motherwell. Perfectly positioned within a peaceful residential setting, this modern property offers an ideal opportunity for first-time buyers, young professionals, or those looking to downsize without compromising on space, comfort, or convenience.

Situated on the second floor of a well-maintained building, the flat is presented in walk-in condition throughout and has been tastefully finished to a high standard. Upon entering, you are welcomed by a bright and spacious hallway with ample storage, setting the tone for the rest of the home. The heart of the property is the generously proportioned open-plan living and dining area, flooded with natural light through large windows that offer a pleasant open outlook. The adjoining contemporary kitchen is well-equipped with a range of modern cabinetry, and quality work surfaces, making it both functional and stylish.

Both bedrooms are a comfortable size, with the principal room having fitted wardrobes that enhance the practical living space. A modern bathroom with a white three-piece suite and over-bath shower completes the internal accommodation, offering both style and functionality.

Residents will benefit from well-kept communal areas and secure entry for peace of mind. The property also includes residents parking, adding further convenience for those commuting or with guests. The location is well-served by excellent local amenities, schools, and transport links, including easy access to the M74 and M8 motorways. Motherwell train station is within walking distance of the property and offers direct rail services to both Manchester airport and London.

With its combination of modern design, generous proportions, and sought-after location, this exceptional flat on John Muir Way is a must-see for anyone looking to enjoy contemporary living in a quiet, connected development.



645.00 sq ft | EER = B

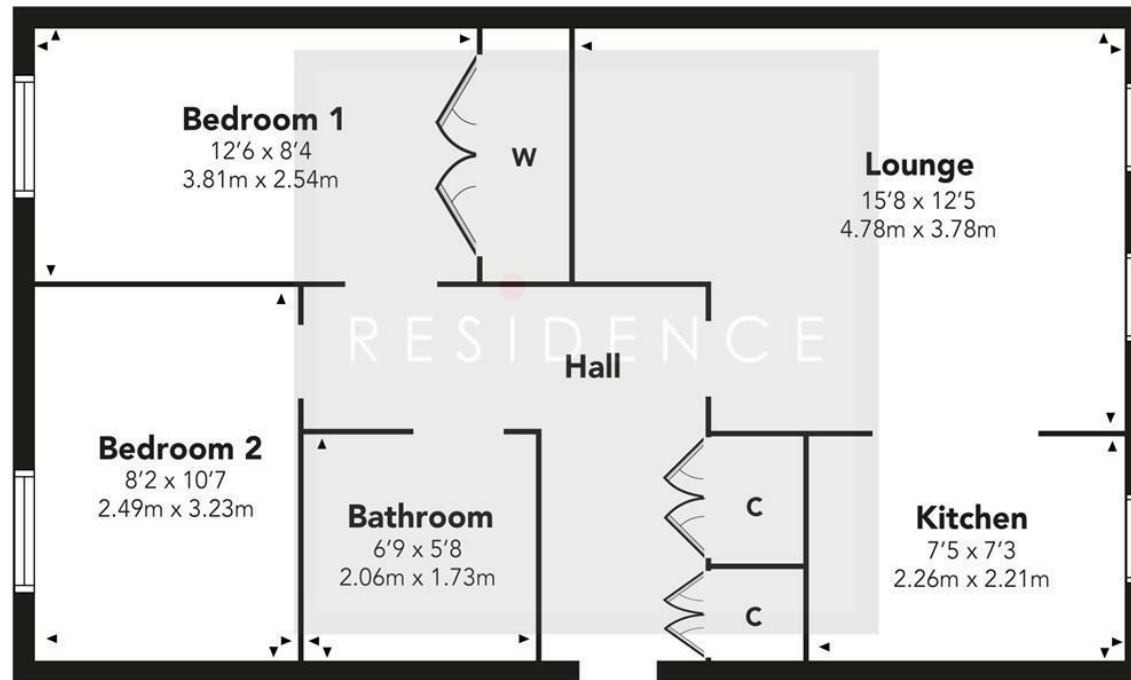




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## John Muir Way



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.