



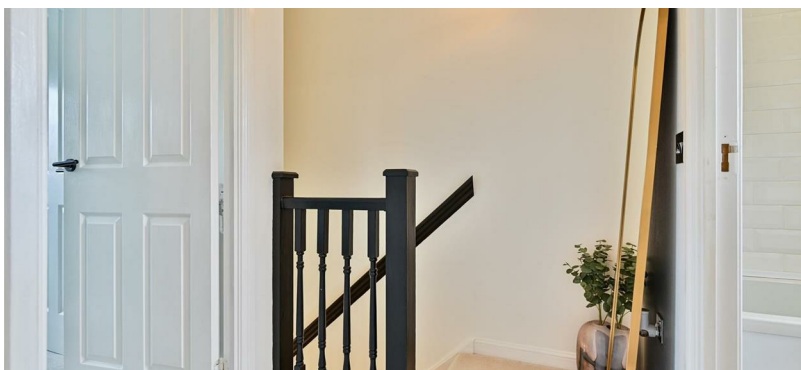
**17 Gresham View**

Motherwell

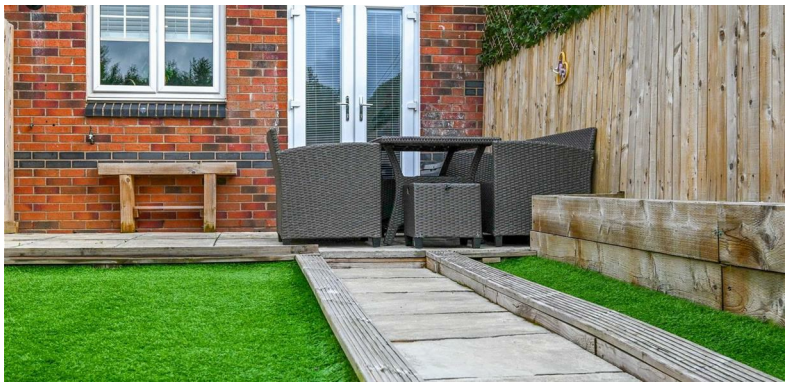
**Offers over £130,000**













Situated within the convenient Muirhouse area of Motherwell, this beautifully presented two bedroom mid terraced home offers well-appointed accommodation arranged over two levels., making it an ideal choice for first-time buyers, couples or downsizers.

The ground floor opens into a welcoming entrance hallway, leading through to a bright and spacious lounge featuring attractive laminate flooring. The flooring continues seamlessly into the dining kitchen, which is fitted with a modern range of wall and floor-mounted units, integrated appliances and ample space for dining. French doors provide direct access to the beautifully landscaped rear garden, creating a wonderful flow between the indoor and outdoor living spaces.

Upstairs, the property offers two generously proportioned bedrooms, both of which are beautifully presented. The master bedroom benefits from attractive wall panelling and excellent built-in storage, while the second bedroom provides a versatile space suitable for a variety of needs. Completing the upper level is a stylish, modern tiled family bathroom, comprising a WC, vanity wash hand basin and bath with overhead shower.

Externally, the property continues to impress, with a beautifully landscaped rear garden featuring a patio area and artificial grass, providing a low-maintenance and versatile space for relaxing, entertaining or enjoying outdoor dining. A private driveway to the front offers convenient off-street parking.

The property is ideally positioned within a desirable residential estate, with excellent transport links and easy access to the motorway network, including the M74 and M8, providing convenient connections to both Glasgow, Edinburgh and the wider central belt. Motherwell itself offers a wide range of amenities, including shops, bars, restaurants and leisure facilities, while excellent public transport links, including regular train and bus services, provide easy access to surrounding towns and cities.

Overall, this attractive home combines well-presented accommodation, a fantastic garden and excellent commuter links, making it a superb opportunity for those looking for a modern and conveniently located property in Motherwell.

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



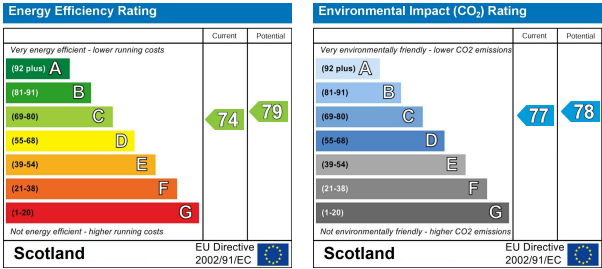
Ground Floor

1st Floor



**TOTAL: 54 m<sup>2</sup>**  
Ground floor: 27 m<sup>2</sup>, 1st floor: 27 m<sup>2</sup>  
EXCLUDED AREAS: WALLS: 4 m<sup>2</sup>

## Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA  
01698 305618 | info@fredestateagents.co.uk