Fred.
ESTATE AGENTS



45 Citadel Place

Motherwell

Offers over £85,000

2 1 1 C























Situated within the town of Motherwell, and providing well appointed accommodation, lies this two-bedroom upper cottage flat, ideal for first-time buyers, downsizers or buy-to-let investors.

The property is accessed via a private entrance stairway, leading to a bright front-facing lounge. Finished in carpeting and centred around a feature fireplace, this inviting space is perfect for both relaxing and entertaining.

The kitchen is fitted with a range of wall and base units, providing storage and workspace, with space for freestanding appliances to suit everyday living. The accommodation is completed by a wet room, comprising a WC, wash hand basin and shower, finished with wet wall panelling for easy maintenance. There are two bedrooms, both carpeted and decorated in neutral tones, offering space for wardrobes and additional bedroom furniture.

Further benefits include gas central heating, double glazing throughout, and a private rear garden featuring a combination of Monoblock paving and grass section, providing an ideal outdoor space to enjoy.

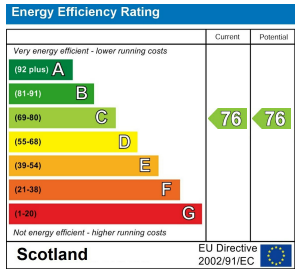
The town of Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. Transport links are excellent, with Motherwell Train Station providing regular services to Glasgow, Edinburgh, and beyond. Easy access to the M74 motorway network, connecting you to the central belt and beyond. Nearby parks, including Strathclyde Country Park, offer recreational opportunities for families and outdoor enthusiasts alike.

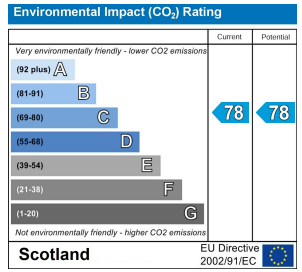


Viewing

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

Energy Efficiency Graph





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.

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