

# Fred.

ESTATE AGENTS



**40 Fort Street**

Motherwell

**Offers over £135,000**



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This spacious and well-presented three bedroom semi-detached bungalow offers generous living accommodation throughout, making it an ideal home for families, downsizers, or anyone seeking single-level living.

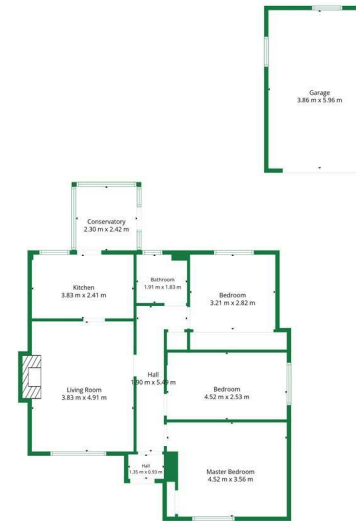
The property welcomes you with a bright entrance hallway leading to a spacious living room, filled with natural light and featuring an attractive fireplace as its focal point. The modern fitted kitchen provides ample wall and base units along with generous worktop space, perfect for everyday cooking and entertaining.

To the rear, a conservatory is currently used as a dining room and enjoys direct access to the beautifully maintained rear garden, creating an excellent space for both relaxing and entertaining.

There are three well-proportioned bedrooms with built-in storage throughout, along with a contemporary shower room finished to a modern standard.

Externally, the generous rear garden has been thoughtfully designed for low-maintenance living and outdoor enjoyment, featuring a stone patio area, a raised decking area ideal for garden furniture, and an artificial lawn. The property also benefits from a garage, a large multi-car driveway providing ample off-road parking, and a well-sized front garden that enhances the home's kerb appeal.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74/M8 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.



**TOTAL: 88 m<sup>2</sup>**  
 Ground floor: 88 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 23 m<sup>2</sup>, FIREPLACE: 1 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

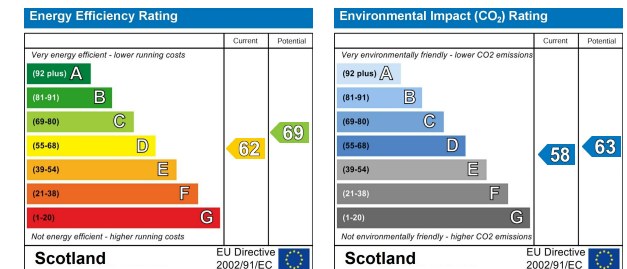


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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