



AB Properties



18 Broomside Crescent  
, Motherwell, ML1 2QB

Offers over £145,000



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Immaculately presented two bedroom upper cottage flat situated within a desirable residential area in the thriving town of Motherwell.

The flat boasts generous accommodation arranged over one level comprising of a welcoming entrance stairwell and hallway with large storage cupboard, a spacious lounge, and a modern dining kitchen with a range of integrated appliances including an eye-level double oven, fridge-freezer, gas hob, extractor hood and washing machine. The property is completed by a contemporary shower room and two double bedrooms with storage cupboards.

Additionally the flat benefits from gas central heating and double glazing.

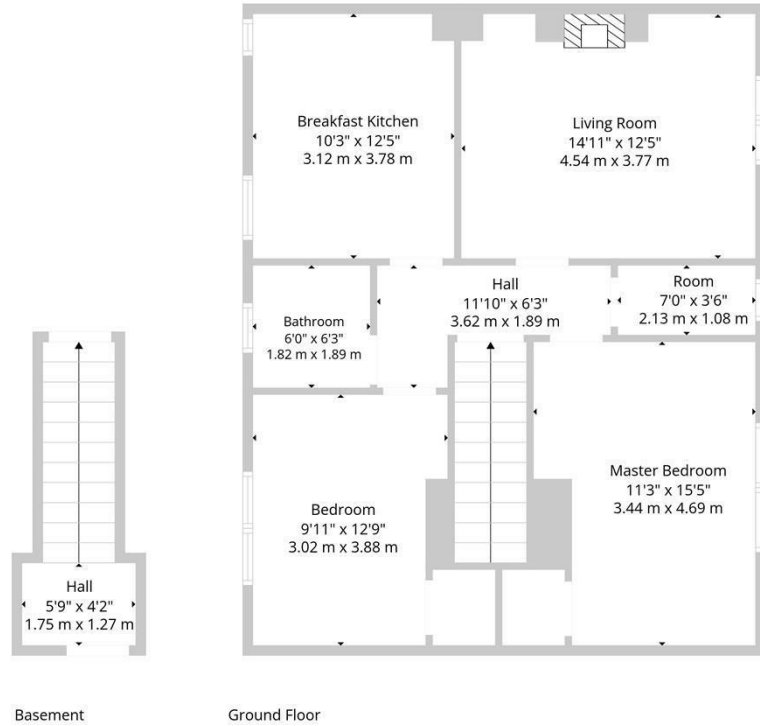
Externally there is an extensive tarmac driveway leading to a detached garage, and a private landscaped garden with various seating areas and a drying area.

Broomside Crescent is a highly desirable address, offering a fantastic range of local amenities with the town centre just a short distance away. For commuters, transport links are excellent, with Airbles Station just a five-minute walk from the property, while Shieldmuir and Motherwell train stations also provide regular services to Glasgow. The nearby M74 motorway offers convenient access for travel across the central belt.

For those who enjoy the outdoors, both Dalzell Estate and Baron's Haugh Nature Reserve are on the doorstep, providing beautiful walking routes, woodland, and wildlife right on your doorstep.

Families will also appreciate the property's highly sought-after school catchment, with Knowetop Primary School and Dalziel High School serving the area, making this an excellent choice for those looking to settle in a well-connected, family-friendly location.



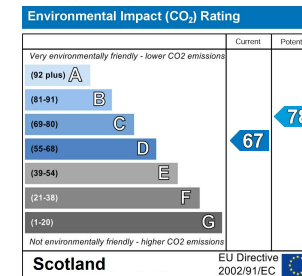
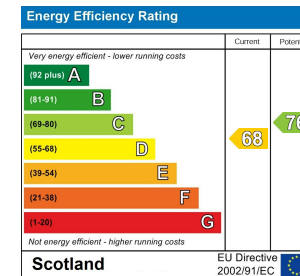


**TOTAL: 882 sq. ft, 82 m2**  
 Basement: 66 sq. ft, 6 m2, Ground floor: 816 sq. ft, 76 m2  
 EXCLUDED AREAS: WALLS: 81 sq. ft, 7 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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