



RESIDENCE

41 Lotus Crescent, Cleland, ML1 5FU

www.residencestateagents.co.uk



Viewing by appointment with Residence Hamilton

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2 Bedrooms | 1 Public Rooms | 2 Bathrooms

Immaculately presented and in true walk-in condition, this attractive two-bedroom mid-terrace villa is an ideal purchase for the first-time buyer market.

The property is situated within the popular Lime Tree Park development in Cleland, a modern residential development built by Persimmon Homes.

The accommodation is well-proportioned and thoughtfully laid out. On the ground floor, the property offers a bright open-plan lounge and reception area with staircase leading to the upper level and dual aspects allowing for plenty of natural light. The modern breakfasting kitchen is fitted with a range of attractive units, stylish worktops, and contemporary handles, providing ample space for dining. Completing the lower level is a convenient cloakroom/WC with a two-piece suite.

The upper floor hosts two generous double bedrooms, with bedroom 2 benefitting from fitted wardrobes, along with a modern family bathroom finished to a high standard.

Further features of the property include gas central heating, double glazing, and allocated parking to the front. To the rear, the property enjoys a private enclosed garden, bounded by timber fencing and lawn.

Early viewing is highly recommended to fully appreciate the quality and condition of this fantastic home.

Lime Tree Park is a modern Persimmon Homes development located within the village of Cleland, positioned on the outskirts of Motherwell. Cleland offers a range of local amenities including shops, schools, and a train station, providing convenient transport links. Motherwell town centre is just a short drive away and offers a wider selection of retail outlets, restaurants, and highly regarded schools.

The surrounding area benefits from a variety of leisure and recreational facilities, including golf, tennis, bowling, and swimming, as well as nearby Strathclyde Country Park and Chatelherault Country Park. For commuters, the area enjoys excellent rail and bus connections to Glasgow, Edinburgh, and surrounding towns.



624.00 sq ft | EER = B

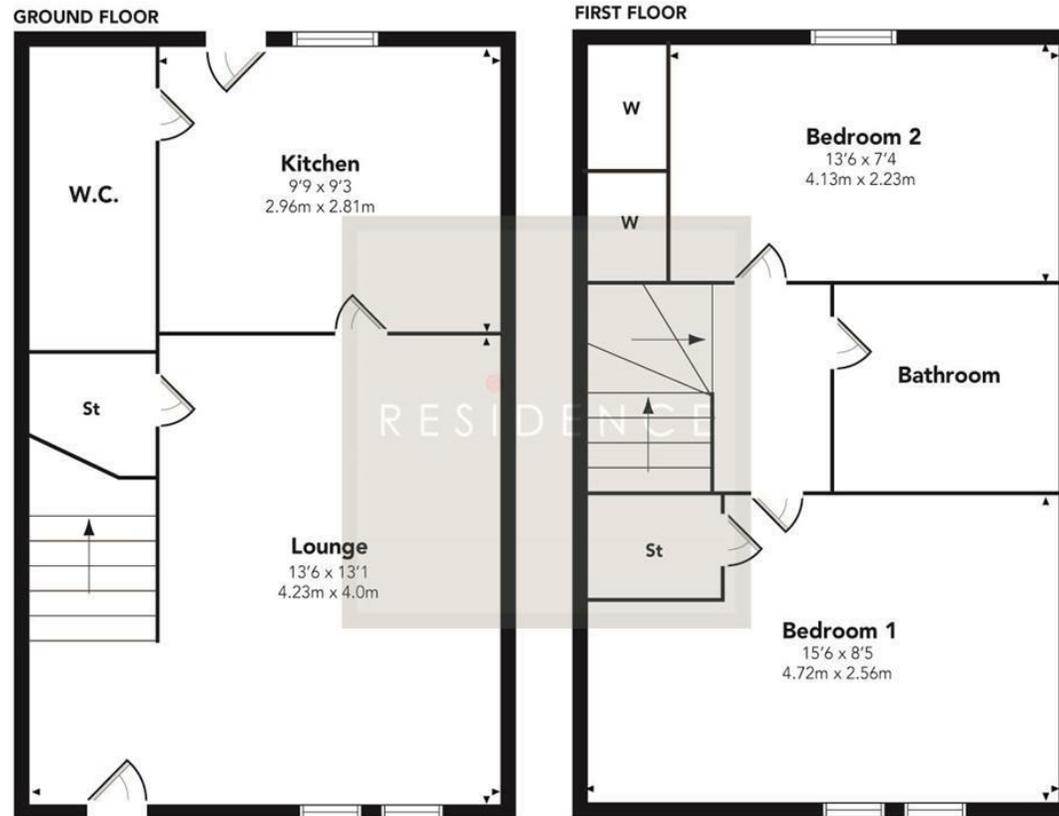


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Lotus Crescent



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.