



## LADYWELL ROAD, MOTHERWELL OFFERS OVER £149,995

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The accommodation on offer is set over two levels and is well-presented throughout with the ground floor comprising; welcoming entrance hallway, bright and spacious lounge with full length picture window flooding the room with natural light and excellent sized modern fitted kitchen with ample wall and base units, integrated appliances and dining space. On the upper level there are two generously sized double bedrooms and three piece family bathroom suite with shower.

Features of the property include gas central heating, double glazing and a loft adding to the already ample storage available. Externally the property benefits from enclosed low maintenance rear garden and expansive driveway offering off street parking for multiple vehicles.

Early internal inspection to fully appreciate the size and standard of accommodation on offer and to avoid disappointment.

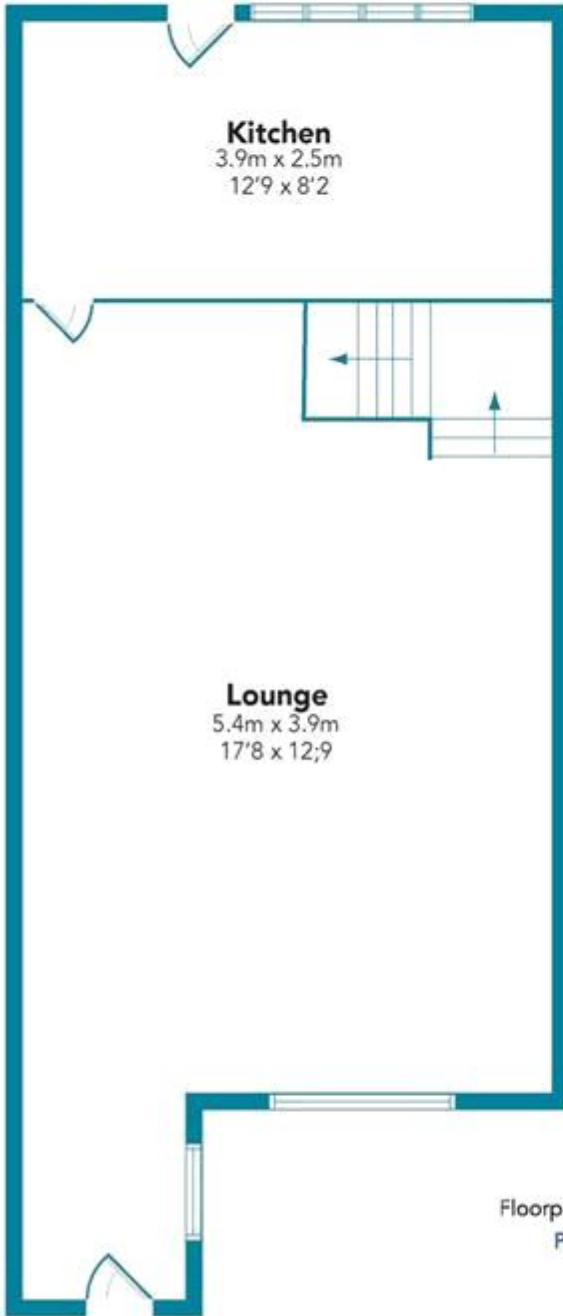
Located close to Motherwell Town Centre, there are a wide range of amenities, including schools, shops and sports and recreational facilities, including Strathclyde Country Park and its many leisure pursuits. The property sits within the catchment area for the highly sought after Dalziel High School and the popular Ladywell Primary school. There is a mainline train station which offers services to both Glasgow and Edinburgh. A comprehensive motorway network nearby, including M73, M74 and M8, offers excellent commuting access to all over Scotland and the South.





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**GROUND FLOOR**

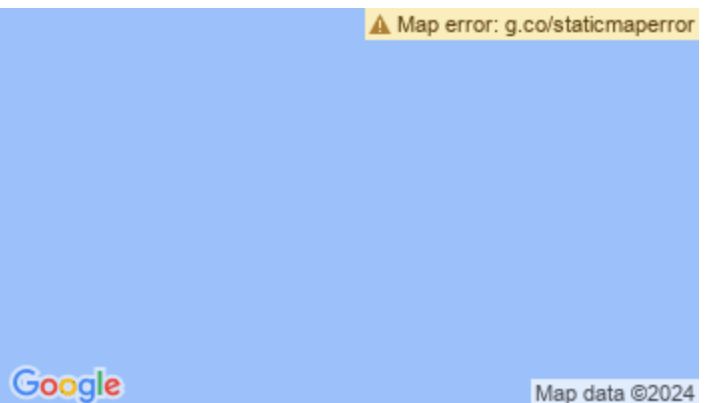


**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

Map error: g.co/staticmaperror



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.