



Lynch & Co.

Solicitors and Estate Agents

15/17 Carmunnock Road, Mount Florida, Glasgow G44 4TZ

Telephone 0141 649 9552 • Fax 0141 632 4682

Mid Terraced Villa
363 Shields Road, Motherwell ML1 2LD
Fixed Price £89,995

Attractively decorated and improved MID TERRACE VILLA offered at a FIXED PRICE.

The property offers easily maintained accommodation formed over two levels and benefiting from gas central heating, double glazing and modern kitchen and bathroom fittings.

Reception hall with deep recessed cloaks/storage cupboard, south facing lounge with fireplace, archway onto dining area overlooking the rear garden, two double bedrooms (Master with extensive fitted wardrobes), fitted breakfasting style kitchen with integrated oven and hood, and refitted and partially tiled bathroom comprising three piece white suite with additional electric shower.

Easily maintained private gardens to front and rear.

The property is conveniently situated for local amenities in addition to enjoying ease of access to the Town Centre and Motorway.

RECEPTION HALL

Double glazed and white UPVC panelled front door onto broad reception hall with access to lounge off and stairs to upper level. Additional natural light provided by window to front. Ceiling mounted light fitting. Walk-in recessed cloaks/storage cupboard off with twin doors.

LOUNGE 13'4 (4.06M) X 10'6 (3.20M)

Freshly decorated and well proportioned public apartment with window to front. The focal point of this room comprises a white fire surround with marble inlay and hearth and inset living flame coal effect fire. Decorative ceiling coving, ceiling mounted light fitting. Archway to adjacent dining area.

DINING AREA 8'6 (2.60M) X 5'6 (1.70M)

Dining area situated adjacent to lounge with window to rear overlooking garden. Decorative ceiling coving, wall mounted light fitting.

KITCHEN 10'9 (3.28M) X 9'3 (2.81M)

Modern fitted breakfasting style kitchen with window to rear, double glazed and white UPVC panelled door allowing access to garden. The preparation area comprises floor and wall mounted light oak veneer fronted units with complimentary polished work surfaces. Integrated electric halogen hob with concealed extractor hood above. Please note the existing fridge and washing machine are also included in sale. Ceramic tiling full height around walls, tiled floor.

FIRST FLOOR LANDING

First floor landing with access to remaining apartments off.

BEDROOM ONE 13'3 (4.04M) X 9'9 (2.97M)

Double style bedroom with three window formation to front. Ceiling mounted light fitting. Built-in fitted wardrobes to one wall with additional deep recessed half height storage cupboard (gas ch boiler).

BEDROOM TWO 11'10 (3.60M) X 9'2 (2.80M)

Additional double style bedroom with window to rear. Ceiling mounted light fitting. Recessed wardrobe/storage cupboard.

BATHROOM

Partially tiled bathroom comprising three piece white suite. Electric instant shower above bath. Ceiling mounted light fitting. Opaque window to rear.

GARDENS

Private gardens to front and rear. The front garden enjoys southerly aspects and comprises a small lawn, paved path. Additional garden to rear predominantly covered in concrete paving for low maintenance. Rotary drying facilities. Timber garden shed.

HEATING

The property has gas central heating (not tested).

GLAZING

The property has UPVC double glazing.

VIEWING

By appointment with Lynch & Co., 0141 649 9552. Outwith normal business hours telephone 0141 572 4386.

TRAVEL DIRECTIONS

Traveling south along Windmillhill Street past the council buildings on your right hand side continue straight ahead at the roundabout onto the continuation of Windmillhill Street (Airbles Road is on your right) at the next roundabout turn right onto Shields Road continuing along Shields Road number 363 is on your left hand side a short distance before the junction with Muirhouse Avenue.

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



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PROPERTY

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