

# 35 Vesuvius Drive

MOTHERWELL, ML1 2EY



*Immaculate two-bed mid-terrace home, fully upgraded and in walk-in condition, secure low-maintenance garden*



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We are delighted to bring to the market this excellent two-bed mid-terrace home. Set in an ever-popular area of Motherwell, known for its relaxed family atmosphere and great neighbourly spirit. This lovely home has been fully upgraded to an excellent standard, leaving the lucky new owners nothing to do, except move in and start enjoying it.

# THE LOUNGE



The accommodation comprises a welcoming entrance hallway with a modern and well-presented WC. The bright and spacious lounge would suit a range of furniture configurations, and the natural light flooding into the room helps create a very appealing space to relax in.



# THE KITCHEN/DINER



The modern kitchen/diner is perfect for the home, finished in a beautiful range of units in neutral tones. Appliances include a gas hob, electric oven, integrated microwave, fridge freezer, dishwasher and washing machine. There's ample room for the dining table, and the French doors help keep everything bright and lead out effortlessly to the rear garden.







The family bathroom is bright and fresh, beautifully tiled and finished in a modern white suite with a mains shower over the bath. There are two good-sized bedrooms in this lovely home, both have ample space for free-standing furniture, built-in storage and a bright and pleasing atmosphere. The home is kept warm and comfortable with double glazing and gas central heating. There's ample cupboard storage throughout the property to keep everything neat and clutter-free at all times.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





The low-maintenance rear garden space is beautifully presented, secure and child-friendly, on sunnier days it offers a great place to relax, unwind, and enjoy a barbeque with friends and family. Parking is provided to the front aspect of the property.

This great home would make an ideal buy for so many buyers, a couple, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a lovely home, in an eternally popular area, with all the hard work already done.

# EXTERNALS





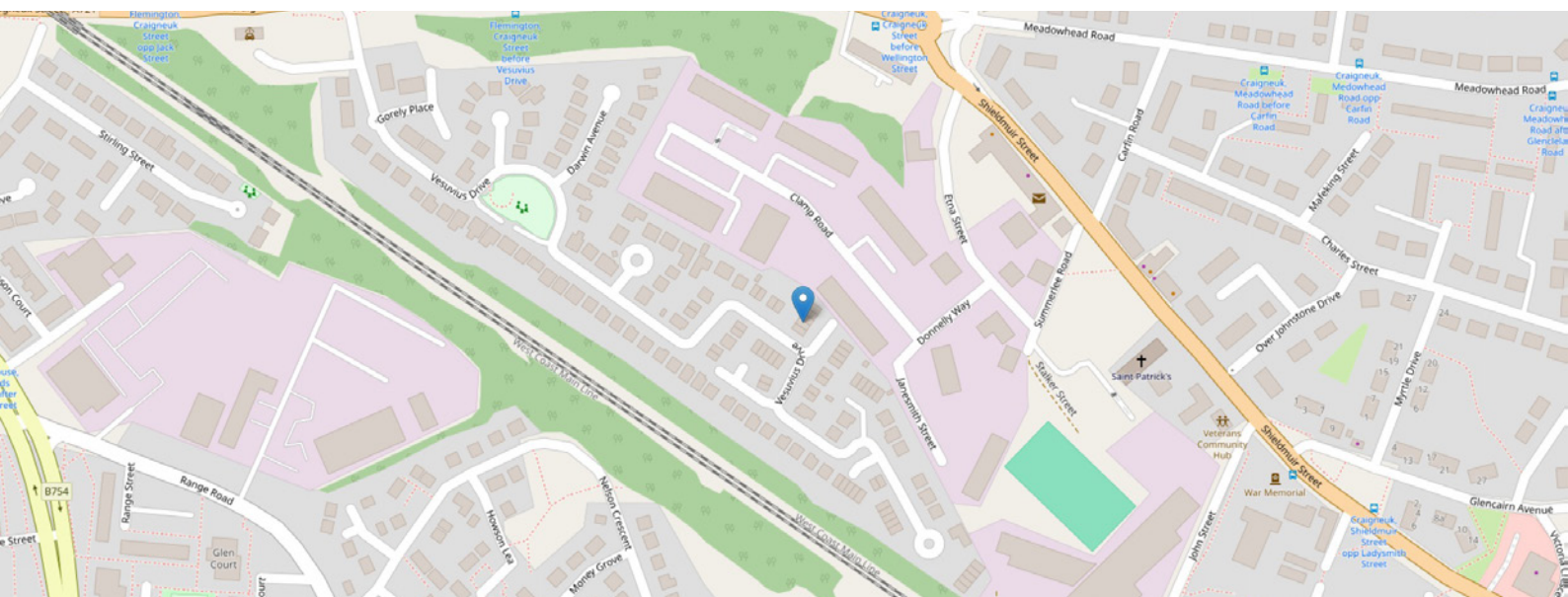
**Kitchen/Diner**  
4.15 x 2.70m  
13'7" x 8'10"

**Lounge**  
3.00 x 4.65m  
9'10" x 15'3"

**WC**  
.80 x 1.90m  
2'8" x 6'3"

The first floor plan shows a Kitchen/Diner at the top with a sink and stove. Below it is a large Lounge. To the right of the Lounge is a staircase. At the bottom is a WC with a toilet. The plan includes room names, dimensions in meters and feet, and basic fixture symbols.

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup> | EPC Rating: C





# THE LOCATION

The large and bustling town of Motherwell in North Lanarkshire, with its population of approximately 59,000, has come a long way from simply being the steel-producing powerhouse of Scotland.







Today, with its state-of-the-art Motherwell College and its well-renowned schools, it is a great place to call home. Centrally based, with excellent bus, rail and motorway links to the M74 and the M8, it truly is a prime location for living, commuting and enjoying life. Strathclyde Country Park and Chatelherault are very close at hand for relaxing walks, and a short car journey on the motorway takes you to the heart of some of Scotland's best shopping centres.



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