

48 Bruce Avenue

MOTHERWELL, NORTH LANARKSHIRE, ML1 3LB



SET IN THE QUIET AND POPULAR AREA
OF LADYWELL COURT, MOTHERWELL.



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We are delighted to bring to the market this well-appointed and modern two-bed apartment. This apartment is bright and spacious and set in the quiet and popular area of Ladywell Court, Motherwell. Given the accommodation on offer and the ground-floor position, it makes an ideal apartment for someone seeking accommodation on all one-level. Equally, it would make a perfect Buy-to-Let investment property.

The accommodation benefits from a bright and spacious lounge/diner, which due to its shape, would suit a range of furniture configurations. The room is very welcoming and makes a relaxing environment to come home to.





The modern kitchen is perfect for the apartment, finished with a range of light-wood fitted units with an electric oven, gas hob, and ample room for the free-standing fridge and integrated washing machine. It's evident the kitchen makes a clean, efficient workspace for any chef to serve a marvellous meal.





The two double bedrooms are a great size, both with built-in storage, with plenty of room for free-standing furniture. The master bedroom benefiting from being en-suite, with a Quadrant enclosure with mains shower, and French doors leading to the garden area. The bathroom is finished with a white suite, including a bath.



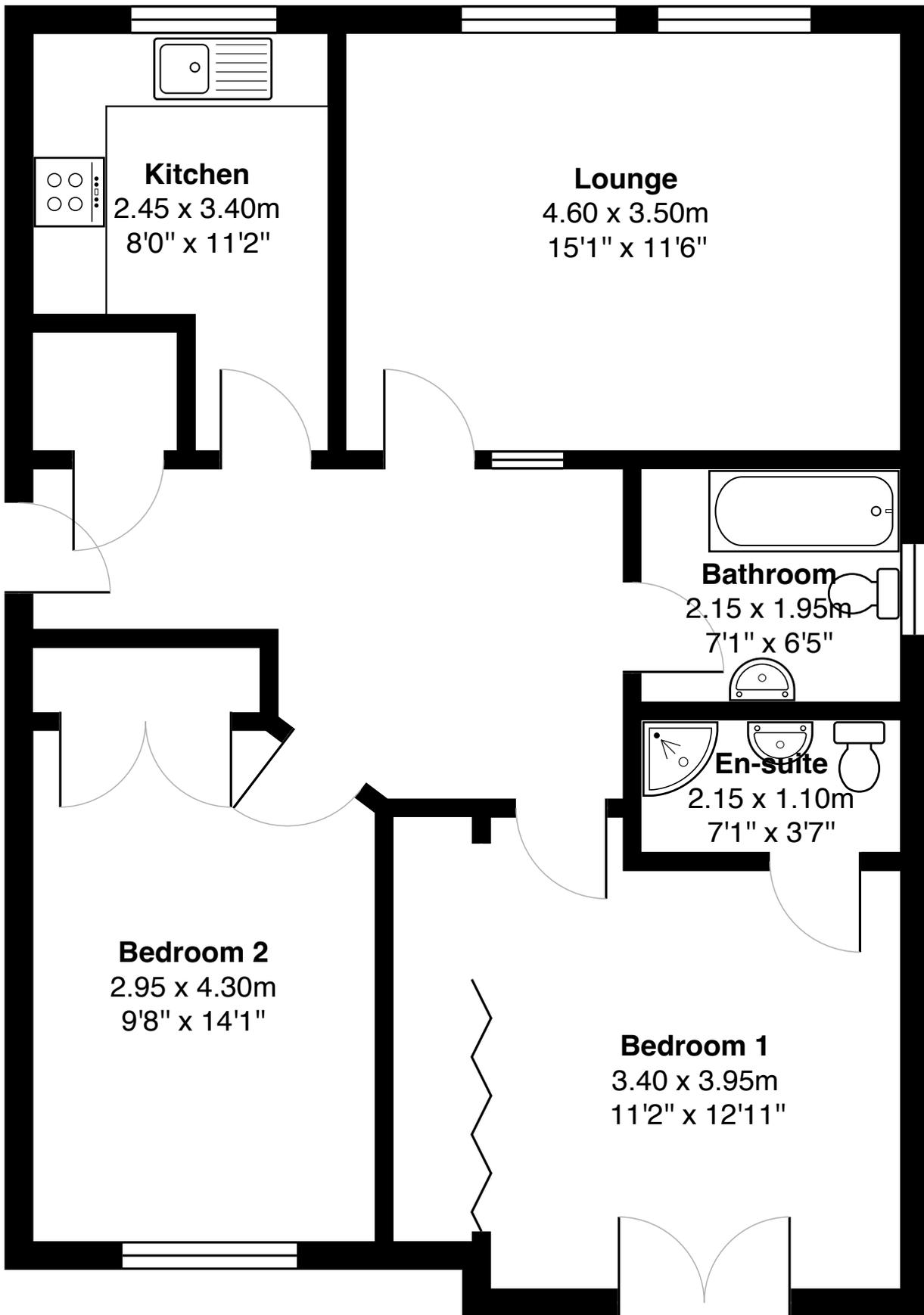




Bedroom 2







Gross internal floor area (m²): 72m²

EPC Rating: C

The home is kept warm, comfortable and secure with double glazing, gas central heating and secure entry system. There is ample storage space to keep the apartment tidy and clutter-free at all times, including cupboards off the hall.

Resident's parking is adjacent to the apartment with plenty of visitor parking as well.

Early viewing is recommended to anyone seeking a modern, bright and spacious ground-floor apartment, set in a quite residential setting.

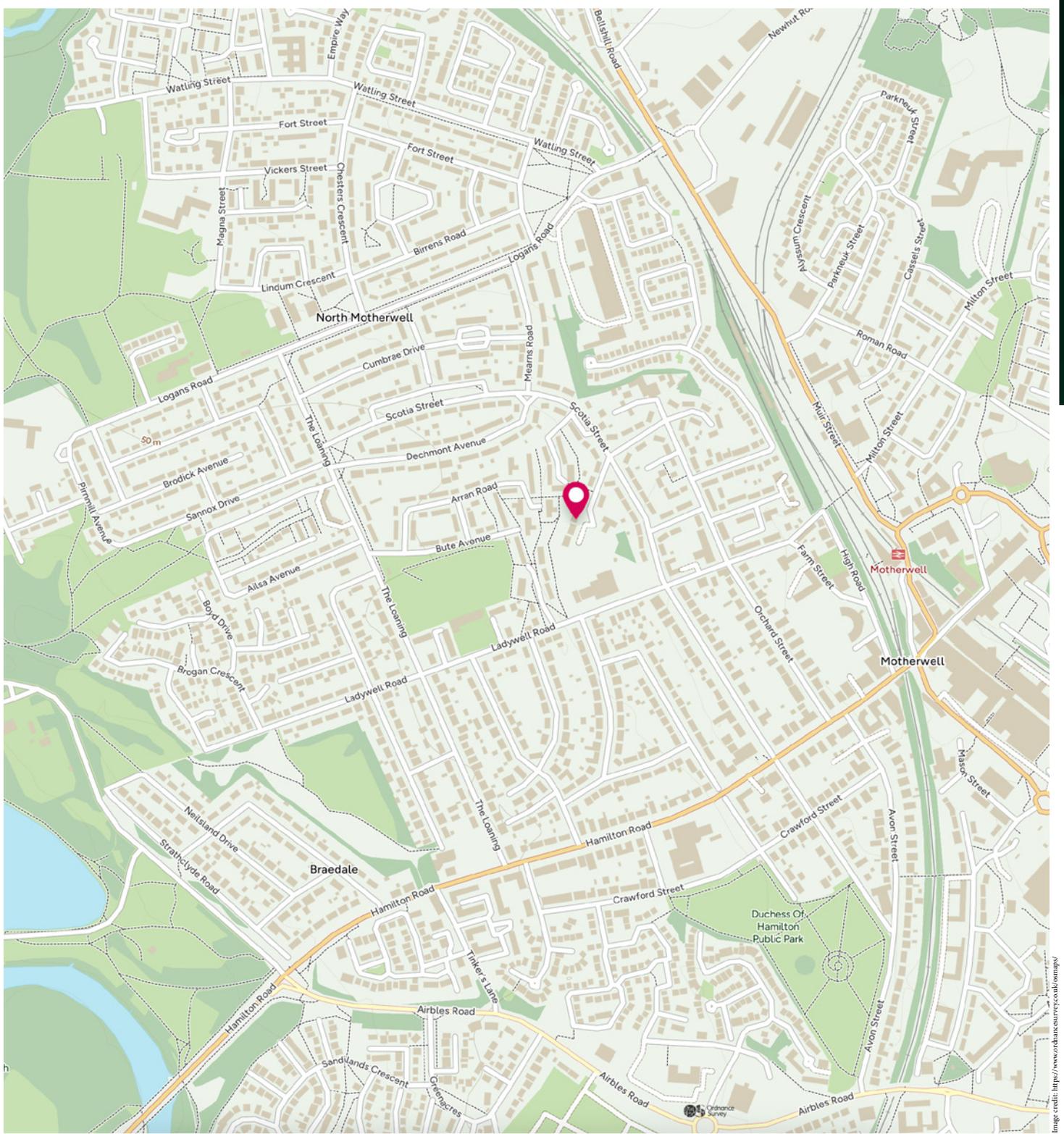




The large and bustling town of Motherwell in North Lanarkshire, with its population of approximately 59,000, has come a long way from simply being the steel producing powerhouse of Scotland. Today with its state of the art Motherwell College and its well-renowned schools it is a great place to call home.

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.

The Location



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