

# Fred.

ESTATE AGENTS



## 46 Babbage Court

Motherwell

### Offers over £140,000



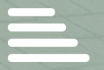
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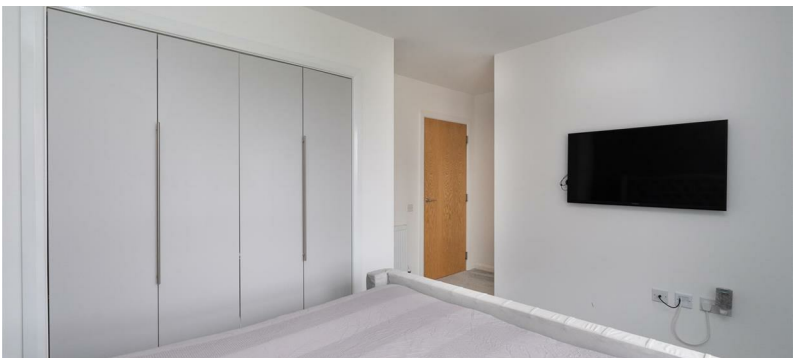


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Situated within a modern development within the town of Motherwell and occupying the top floor position, is this spacious and beautifully appointed two double bedroom executive apartment.

Located within the highly sought after Barons Gate Development in the North Lodge locale in Motherwell is this impressive and generously sized two bedroom modern apartment which offers a well proportioned layout and finished to high standard throughout.

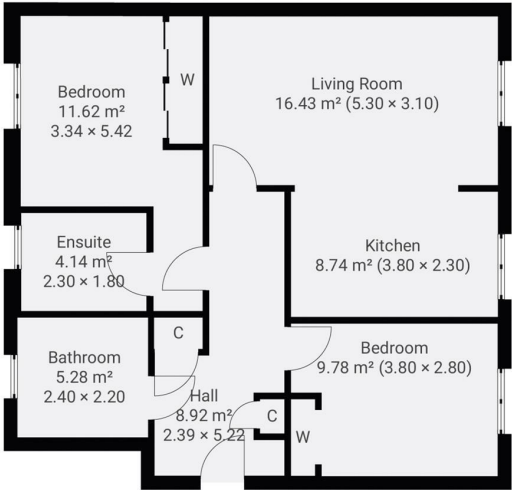
The accommodation on offer set on the second floor with entry via secure entry door system into welcoming entrance hallway with excellent storage space. Bright and spacious open plan lounge/diner with dual aspects flooding the room with natural light. You will also find an open plan kitchen with ample wall and base units and integrated appliances. Further accommodation includes a lovely three piece bathroom and two well proportioned double bedrooms. Features of the property include double glazing and GCH. Externally the property benefits from allocated parking and ample visitor parking in private residents car park.

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 Knowetop Primary school. A comprehensive motorway network is nearby providing excellent commuting access to all over Scotland and the South as well as being within easy reach to the main train station offering great services to both Glasgow and Edinburgh.

Viewing

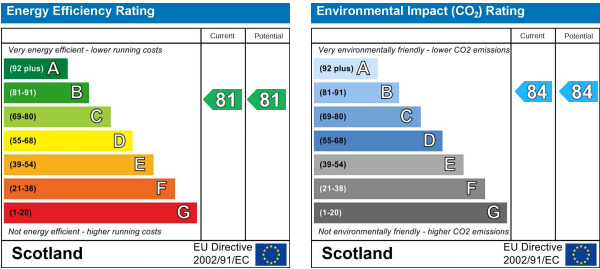
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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This floor plan is for guidance only and is not drawn to scale. Please check all dimensions and shapes before making any decision on measurements. LV Productions. LVenditi@hotmail.com

Energy Efficiency Graph



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