



## 52 Taylor Avenue, Motherwell, North Lanarkshire, ML1 5AJ

Beautifully Presented, Two Bedroom, Semi-Detached House.

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# Property Description

Beautifully presented, two-bedroom, semi-detached house with gardens. Set in a quiet residential development, located in the rural village of Carfin, to the north east of Motherwell.

Comprises an entrance hall, living room, kitchen, two double bedrooms, a bathroom and WC.

Features include gas central heating, uPVC double glazing, fresh neutral décor, a fitted kitchen with appliances, TV and telephone points, and good integrated storage including an attic. Externally the property benefits from a small private front garden, with a large rear garden with decking, lawn and a driveway to the side.

The entrance hall serves the modern WC and opens into the bright and spacious, front-facing living room, featuring wood-effect laminate flooring and carpeted stairs leading to the landing.

With French doors to the rear garden, the kitchen is fitted with modern units with wood effect worktops, a stainless steel sink and a breakfast bar. Appliances include an integrated five burner gas hob, double electric oven, washing machine and space for further white goods.

Upstairs, bedroom one is generously sized and features carpeted flooring, a built-in storage cupboard and space for freestanding furniture, whilst bedroom two, set to the rear, likewise has carpeting and a pendant light fitting. The bathroom features a modern white suite with a mains over-bath shower with modern panel splash walls and a ladder radiator.

A 360 Virtual Tour is available online.

# Area Description

From its beginnings as a rural village, and later an industrial powerhouse and centre of Scotland's iron and steel industry, Motherwell is now home to a thriving service industry. Located in North Lanarkshire, some 12 miles east of Glasgow and 30 miles west of Edinburgh, Motherwell lies close to the M74 and M8 motorways, providing for rapid travel by car, bus or train, to both cities, their respective airports, and to the surrounding towns

of Airdrie, Bellshill and Coatbridge. Motherwell has a bustling town centre offering an excellent range of shops, with a good selection of supermarkets within easy reach. A little further afield, Hamilton, Cumbernauld and East Kilbride provide broader retail options. There are also well regarded primary and secondary schools within the town, while the open spaces of Strathclyde and Drumpellier country parks are just a short drive away.





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0345 646 0208

sales@mov8realestate.com

www.mov8.com

### Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

### Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



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