



Kethers Street
Motherwell, ML1 3HF

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Kethers Street
Motherwell
ML1 3HF

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Lower cottage flat with own front and back door entry
- Good sized lounge with bay window
- Well appointed kitchen with cream wall and floor units, tiled splashback and flooring
- 2 double bedrooms & tiled bathroom
- Opportunity to put your own stamp and decor taste on a property with lots of potential
- Quiet cul-de-sac location in desirable area, and within walking distance to Motherwell town centre, shops, bars, supermarkets and train station
- Mature gardens to front and rear, and driveway to the front
- Ideal first time buy, buy to let investment, and would also suit those wishing to downsize or looking for accommodation all on the ground level
- Close to public transport links and just a few moments drive from the M74 motorway
- COUNCIL TAX BAND: C - EPC RATING: D



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Move On are delighted to present to the market this 2 bedroom lower cottage flat in Motherwell - Kethers Street.

The accommodation features: A good sized, front facing lounge with a feature fireplace and bay window; well appointed kitchen with cream wall and floor units, tiled splashback and flooring; 2 double bedrooms; and a tiled bathroom.

Externally there is a mature garden to the rear, with a large lawn drying green, shrubs and plants; and the front garden is partly laid to lawn with a chipped driveway providing off street parking.

This property would make an excellent first time buy, buy to let investment, or also suit those wishing to downsize and looking for accommodation all on the ground level.

Kethers Street is a desirable location in Motherwell, just off The Loaning, and this flat sits at the end of a quiet cul-de-sac. Motherwell town centre, shops, restaurants, bars major supermarkets and train station are all within walking distance, and there are great public transport links nearby. For those commuting by car, the M74 motorway is just a few moments drive.

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ROOM MEASUREMENTS

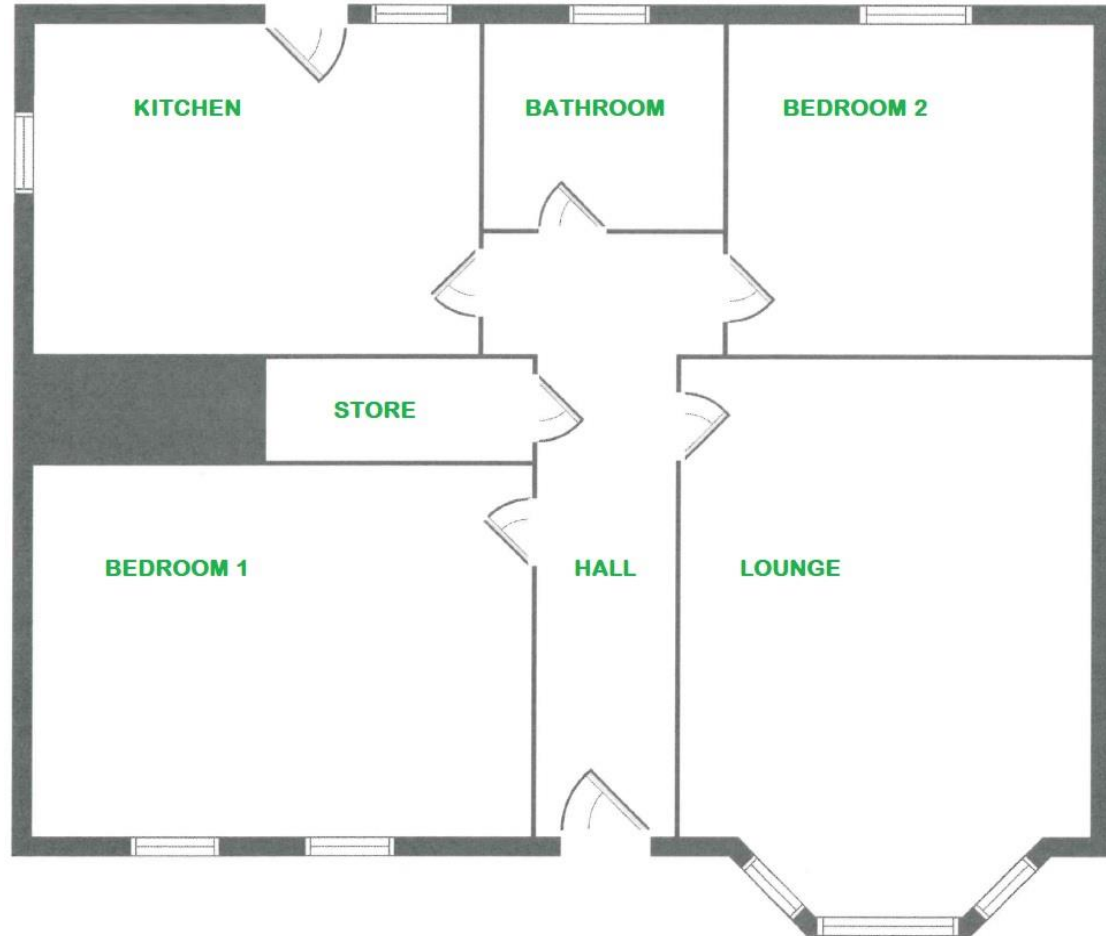
Lounge: 5.00m (16' 5") x 3.75m (12' 4")

Kitchen: 3.70m (12' 2") x 3.20m (10' 6")

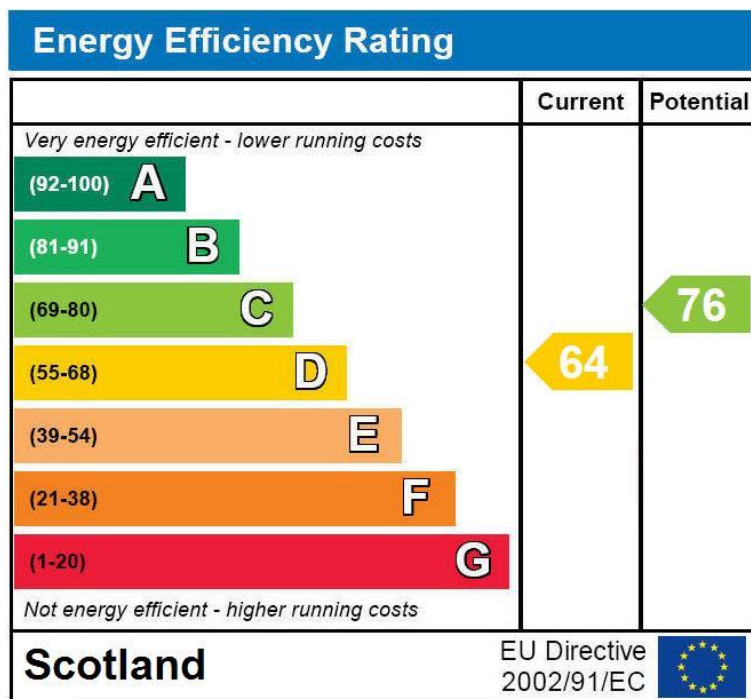
Bedroom 1: 4.30m (14' 1") x 3.30m (10' 10")

Bedroom 2: 3.50m (11' 6") x 3.30m (10' 10")

Bathroom: 2.00m (6' 7") x 1.90m (6' 3")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

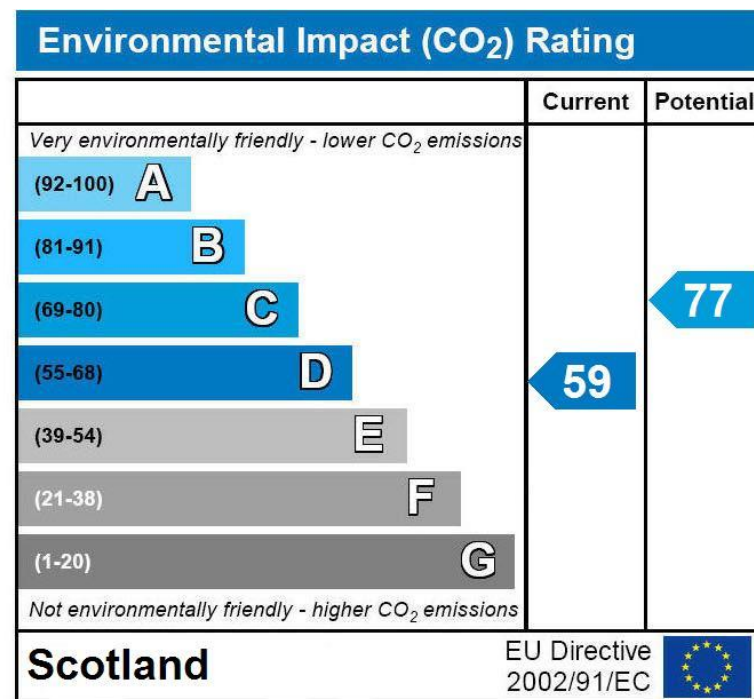


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (64)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (59)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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