

FOR SALE

OFFERS OVER
£60,000



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2 BEDROOM FLAT

Fiddoch Court
ML2 9DT

Council Band A

LIVING ROOM | KITCHEN | TWO DOUBLE BEDROOMS | EXCELLENT STORAGE | BATHROOM
| MODERN ELECTRIC HEATING | DOUBLE GLAZING | PRIVATE PARKING | COMMUNAL
GARDENS | EPC C



Arrange a viewing: 01555 661435
www.morisonandsmith.com





23 Fiddoch Court, Newmains, ML2 8DT

This well presented, two bedroom, top floor flat is situated on the outskirts of Newmains and would appeal to both 1st time buyers and investors; having accommodation comprising: Living Room, Kitchen, Two Double Bedrooms, Excellent Storage, Bathroom, Modern Electric Heating, Double Glazing, Private Parking & Communal Gardens. EPC C

From the communal entrance hallway the front door to the flat gives access to the hall which has doors off to all rooms except the kitchen which is accessed from the living room. The hall itself has two good storage cupboards for utility goods/coats etc. Bedroom one is a good sized double with window to the front of the property. The bathroom has a three piece suite in white with chrome effect fixtures and fittings and obscure glazed window to the front. The kitchen has a good range of base and wall mounted units in white with contrasting worktop over. A large window to the front allows ample natural daylight.

To the rear of the flat is another double bedroom with built-in storage cupboard and the large living room, again situated to the rear, has French doors with Juliet balcony making this a lovely bright room. The property also benefits from modern electric heating, double glazing, private parking and communal gardens.

Bedroom One 3.79m x 3.01m

Bathroom 1.62m x 3.00m

Kitchen 2.83m x 4.08m

Hall 4.77m x 1.86m

Bedroom Two 3.61m x 3.04m

Living Room 4.72m x 3.77m





 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

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Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.