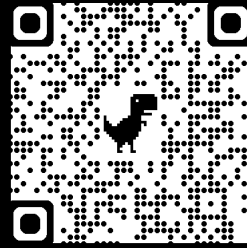


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£128,000



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## Motherwell

Forbes Drive  
ML1 3UP

Council Band C

## 2 BEDROOM SEMI-DETACHED

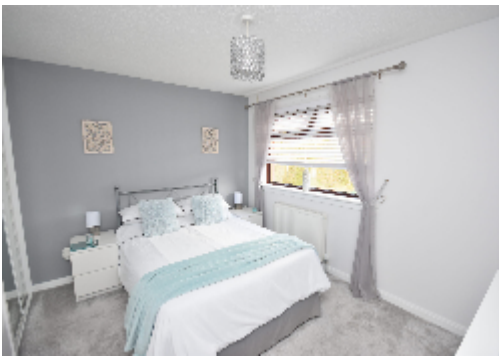
Well Presented Throughout | Living Room | Dining Kitchen | Modern Shower Room | Two  
Double Bedrooms | Double Glazing | Gas Central Heating | Garage & Driveway | Front & Rear  
Gardens | EPC - C



Arrange a viewing: 01555 661435  
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## Forbes Drive, Motherwell ML1 3UP

Seldom available in this popular estate, this two bedroom semi-detached villa offers excellent accommodation comprising: Entrance Vestibule, Living Room, Dining Kitchen, Two Double Bedrooms, Shower Room, Double Glazing, Gas Central Heating, Driveway, Garage, Gardens to Front & Rear. EPC - C

An entrance porch at the front of the property has a storage cupboard, which houses the electricity box and provides access to the bright, spacious living room with large window to the front overlooking the garden.

The ground floor is completed by the modern fitted dining kitchen which has a good range of base and wall mounted units, in a light wood finish, an integrated oven and hob with extractor hood over. There is ample space for other appliances. To the other side of this room is space for a table to comfortably seat up to 6 people. An external door provides access to the side of the property.



On the first floor there are two good sized double bedrooms both with fitted wardrobes and a shower room.

The Shower room comprises of a three piece suite in white; WC, wash hand basin which is set into a vanity unit and quadrant electric shower. All with chrome effect fixtures and fittings.

Externally the front garden is mainly laid to lawn with red chip and slabbed driveway to the side. The driveway provides ample off street parking. Metal gates can be opened to allow access to the single garage. The fully enclosed, low maintenance, garden to the rear is mainly comprises of a paved patio area and lawn to the rear.

Entrance Vestibule 1.26m x 1.12m

Living Room 4.74m x 3.79m

Kitchen 4.74m x 1.95m

Shower Room 1.67m x 1.96m

Bedroom One 3.74m x 2.84m

Bedroom Two 2.65m x 2.76m







**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.