



# Paragon Drive, Motherwell

Offers Over £164,995 Freehold

2 bedroom apartment for sale

## Description

Coats & Hall Estate Agents are delighted to present to the market this luxury two-bed apartment situated only a few moments walk from Strathclyde Country Park and loch. The attached videography shows exactly how close this beautiful property is to the landmark.

Built by Springfield Homes circa 2019 and occupying a first-floor position within this much sought-after and seldom available development, this spacious and contemporary two-bedroom executive apartment is immaculately well-kept and in true walk-in condition.

On entering the development you will find well-maintained communal grounds and private resident parking. The apartment itself offers a modern composite front door and is tastefully decorated throughout. The property comprises of an inviting entrance hallway with a spacious lounge providing great natural light through the enlarged balcony windows, which also illuminate the already bright fully fitted kitchen. The kitchen further hosts natural sunlight and has been upgraded with state of the art Smeg appliances. Just off the hallway is an elegant family bathroom finished with full height wall tiling and a master bedroom which hosts a beautiful en-suite bathroom with walk in shower and a second double bedroom. Both bedrooms provide quality fitted wardrobes.

The local area of Motherwell offers a host of outdoor amenities



including a 24 hour supermarket, High Street stores and shopping complex, library, an array of restaurants and bars as well as a number of gymnasiums. Motherwell is known as a great commuter town having access to the M74 & M8 and being home to 3 railway stations, Motherwell, Airbles and Sheildmuir. This property also falls within the desirable catchment area for the much respected Dalziel High School.

The property is a 5 minute drive to neighbouring Hamilton Town Centre which itself offers a host of local amenities.

Council Tax Band: Ask Agent.

Tenure: Freehold

**Tenure**

Freehold



GROSS INTERNAL AREA  
FLOOR 1: 63 m<sup>2</sup>  
TOTAL: 63 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only  
 Coats & Hall Property Agency - Head Office  
 44 Heron Drive, Cumbernauld, Glasgow G68 9GU  
 Tel: 07565848175 Email: [hello@coatsandhall.co.uk](mailto:hello@coatsandhall.co.uk) Website: <https://coatsandhall.co.uk/>