



9 Boden Quadrant  
, Motherwell, ML1 3UX

Offers over £115,000



## 9 Boden Quadrant, Motherwell, ML1 3UX

MoveWise Scotland are delighted to welcome to the market Boden Quadrant.

An excellent two-bedroom modern semi-detached villa, in fantastic walk-in condition.



### Property Description

Located in the Forgewood area, this family friendly location offers excellent accommodation over 2 levels.

The accommodation on offer extends to a welcoming entrance vestibule, leading through into the spacious lounge area. Completing the ground floor to the rear of the property is the newly fitted modern dining kitchen, benefitting from floor and wall mounted units with contrasting work tops. There is also door access to the substantial private rear garden with a composite decked area.

The upper floor offers two good sized bedrooms, both bedrooms benefiting from built-in mirrored storage. Finishing this level is the family bathroom with three-piece suite, shower over bath, and contrasting floor to ceiling tiling.

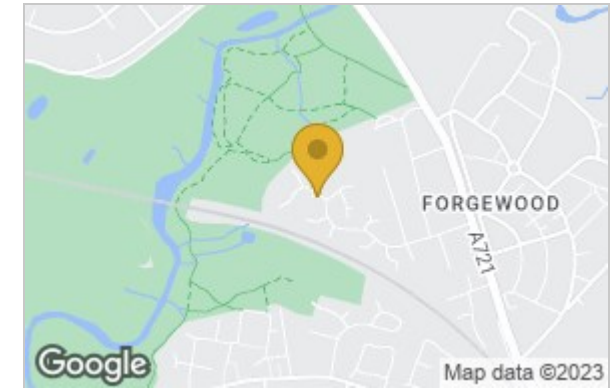
It is clear to see that the current owner has spent a lot of time and effort creating this lovely family home.

The property further benefits from Gas Central Heating, Double Glazing and cul-de-sac residents parking.

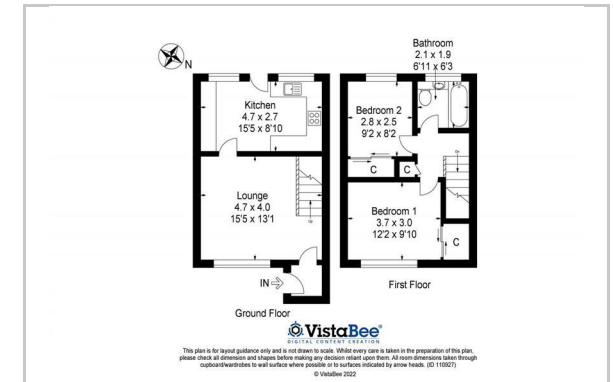
Boden Quadrant itself provides an array of local amenities including local shops and transport links. There are regular bus services, giving access to more substantial shopping in both Motherwell and Hamilton. You are on the doorstep of the renowned Strathclyde Park, popular with the likes of joggers, cyclists and dog walkers. There are also Primary and Secondary level schooling in the area.

The M74 and M8 motorway network is also close by leading to Glasgow and Edinburgh City Centre's as well as other outlying pockets.

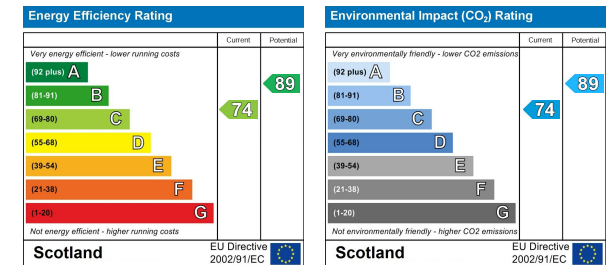
### Area Map



### Floor Plan



### Energy Efficiency Graph



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