

# Fred.

ESTATE AGENTS



## Swinstie View

Motherwell

Offers over £280,000



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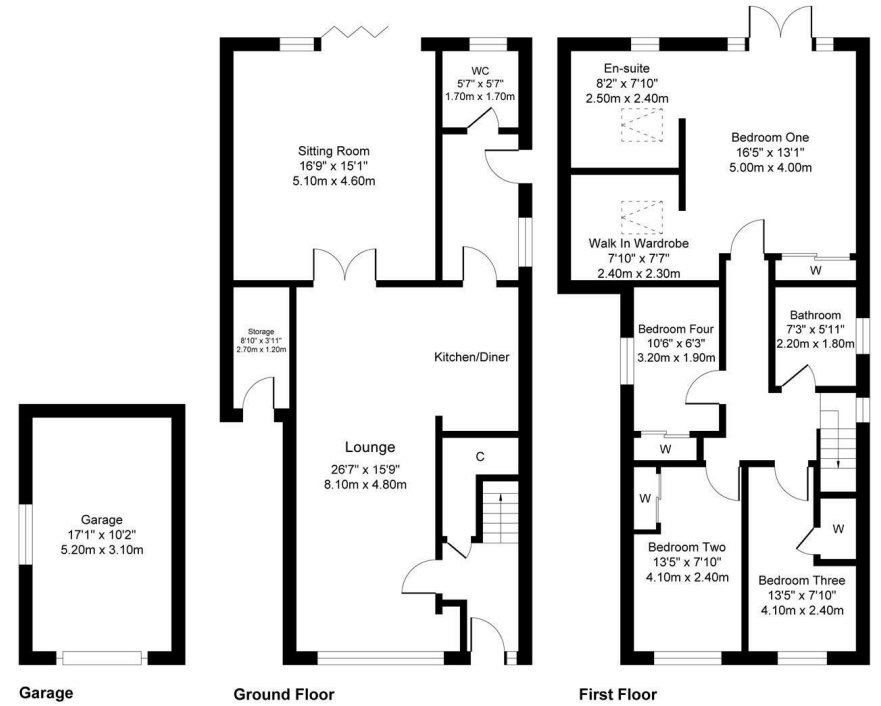
Located within the sought after residential area of Cleland and providing spacious accommodation over two levels, lies this stunning four bedroom extended detached villa.

Presented in true walk in condition this property has been completed to a high standard throughout. Set over two levels with the ground floor comprising of a welcoming entrance hallway, a stunning open plan lounge/dining/kitchen area, a utility room with sink unit/storage space and an impressive family room to the rear with feature ceiling and bi-fold doors leading out to rear patio. The kitchen boasts modern units with branded integrated appliances, eye level microwave/oven and a large island with induction hob. Completing the ground floor is a modern WC.

On the upper floor the landing gives access to four good size bedrooms, all of which are carpeted throughout with the master boasting a walk in dressing room and a beautiful en-suite consisting of a walk-in shower and jacuzzi bath. Completing this floor is a family bathroom with three piece suite with over bath shower.

The property is further enhanced with gas central heating, double glazed windows and large driveway with a detached garage. There are also generous sized gardens to the front and rear with the rear landscaped with a raised artificial lawn area and composite decked patio.

Cleland, which is located on the outskirts of Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.

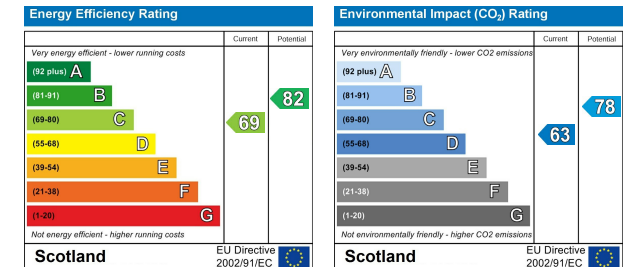


## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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