



**66 Leven Street**

Motherwell

**Offers over £190,000**







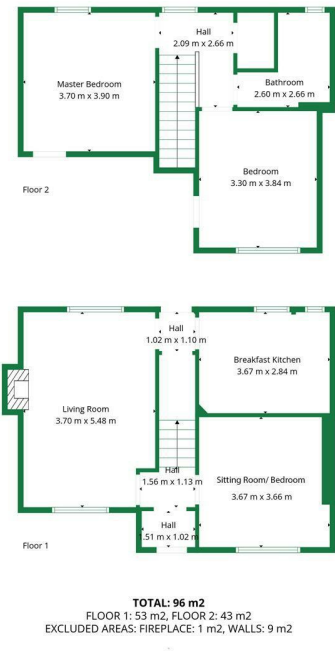
Welcome to this three-bedroom semi-detached home, ideally located in the highly sought-after North Lodge area of Motherwell.

The ground floor features a charming entrance vestibule leading to a generous front-facing lounge with carpeted flooring and dual-aspect windows that fill the room with natural light. A versatile front-facing dining room provides the option for a ground floor bedroom or home office. To the rear, the fitted kitchen includes an integrated oven and hob, ample space for appliances, and room for dining furniture.

Upstairs, there are two generously sized bedrooms, including a master with floor-to-ceiling mirrored wardrobes. The accommodation is completed by a fully tiled family bathroom, featuring a WC, wash hand basin, and bath with overhead shower.

Occupying an enviable plot, the property enjoys extensive gardens to the front, side, and rear, providing plenty of outdoor space. A driveway to the side offers convenient off-street parking and leads to a detached garage.

North Lodge is one of Motherwell's most sought after locations and falls within the desirable Dalziel High School and Knowetop Primary catchment area. The town 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 links to the surrounding areas.

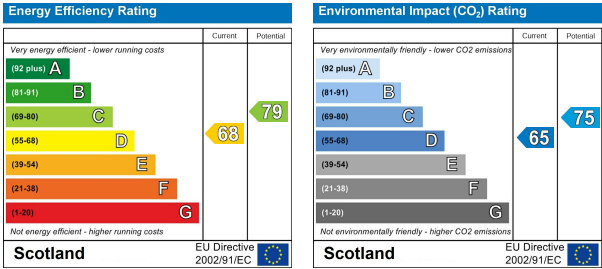


## Viewing

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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