



# Inveraray Gardens

Newarthill, ML1 5ER

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Inveraray Gardens  
Newarthill  
Motherwell  
ML1 5ER

Detached

4 Bedrooms  
4 Receptions  
3 Bathrooms



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## KEY FEATURES

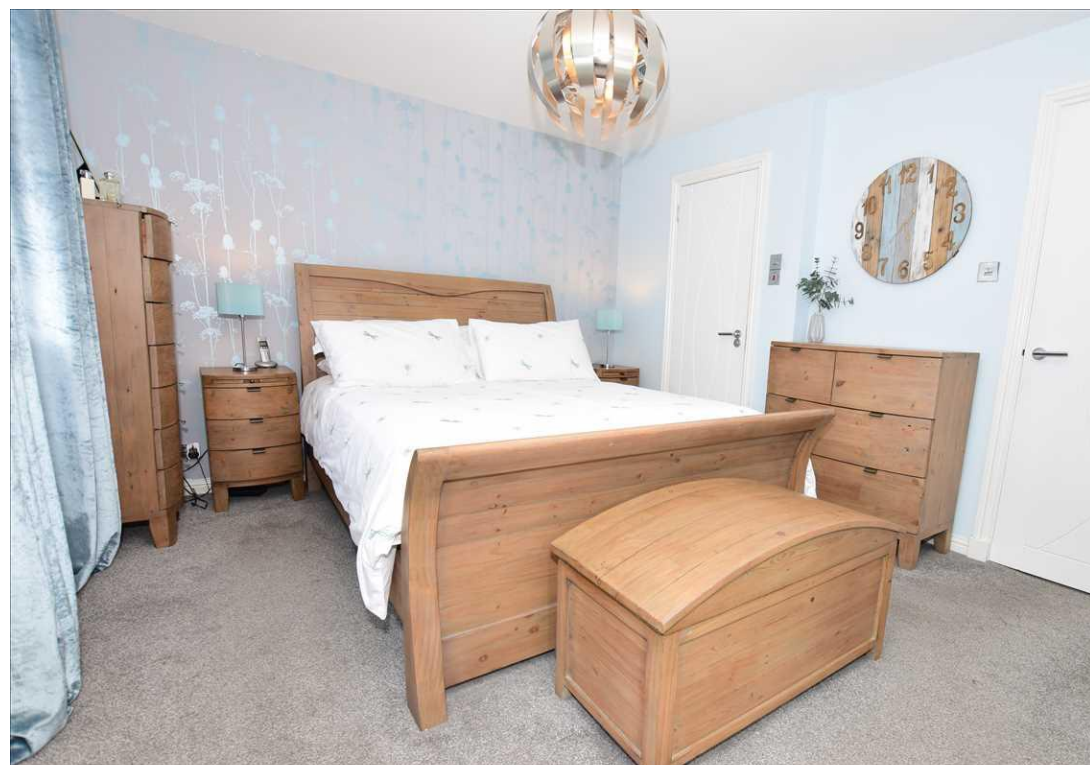
- Beautifully presented extended detached family home finished to a high standard throughout
- Rear facing lounge with oak flooring and feature wall panelling
- Stunning kitchen with white high gloss wall and floor units, contrasting worktops, integrated appliances and breakfasting area
- Sun room extension to rear + converted garage which could be used as a 2nd lounge, dining room kids playroom or cinema
- 4 double bedrooms, 3 of which have fitted wardrobes and an ensuite shower room in the main bedroom
- Gorgeous fully tiled designer bathroom suite + convenient downstairs WC
- 4 car monoblock driveway to the front; enclosed easily maintained garden to the rear with lawn area and paved patio
- Situated in a quiet cul-de-sac in a sought after development in Newarthill, close to Motherwell town centre
- Handy for transport links - Carfin Train Station within walking distance and just a few minutes drive from M8 and M74 motorways
- COUNCIL TAX BAND :E EPC RATING: C

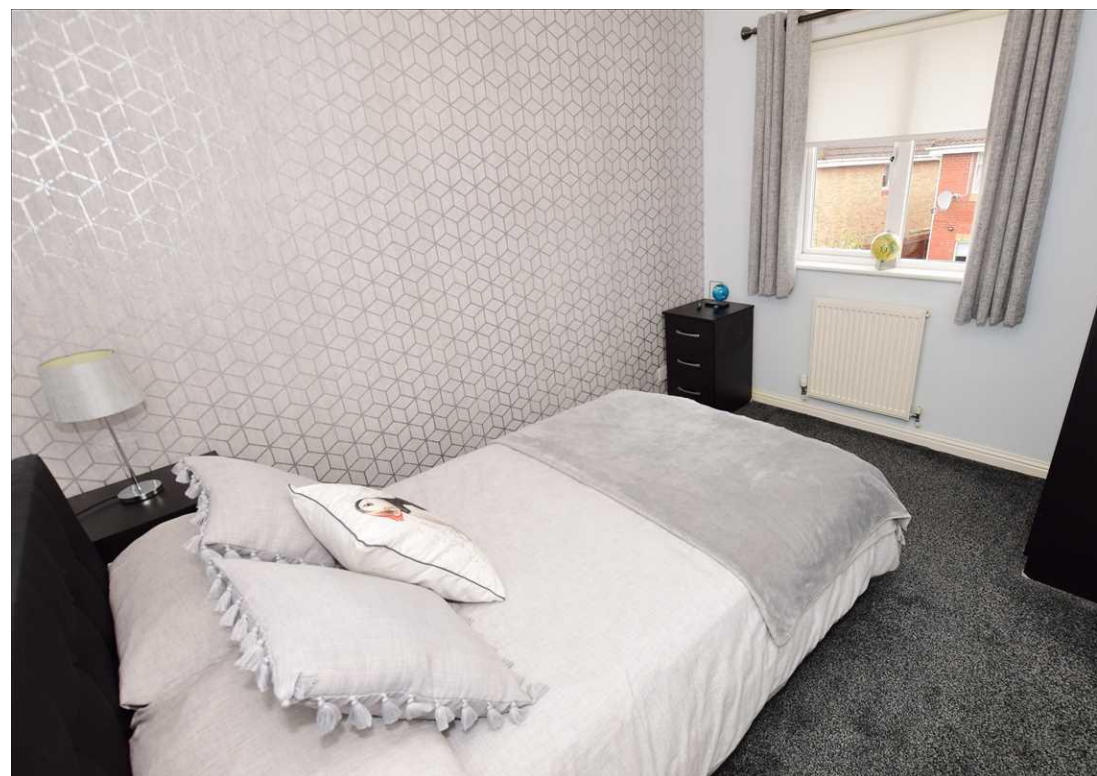


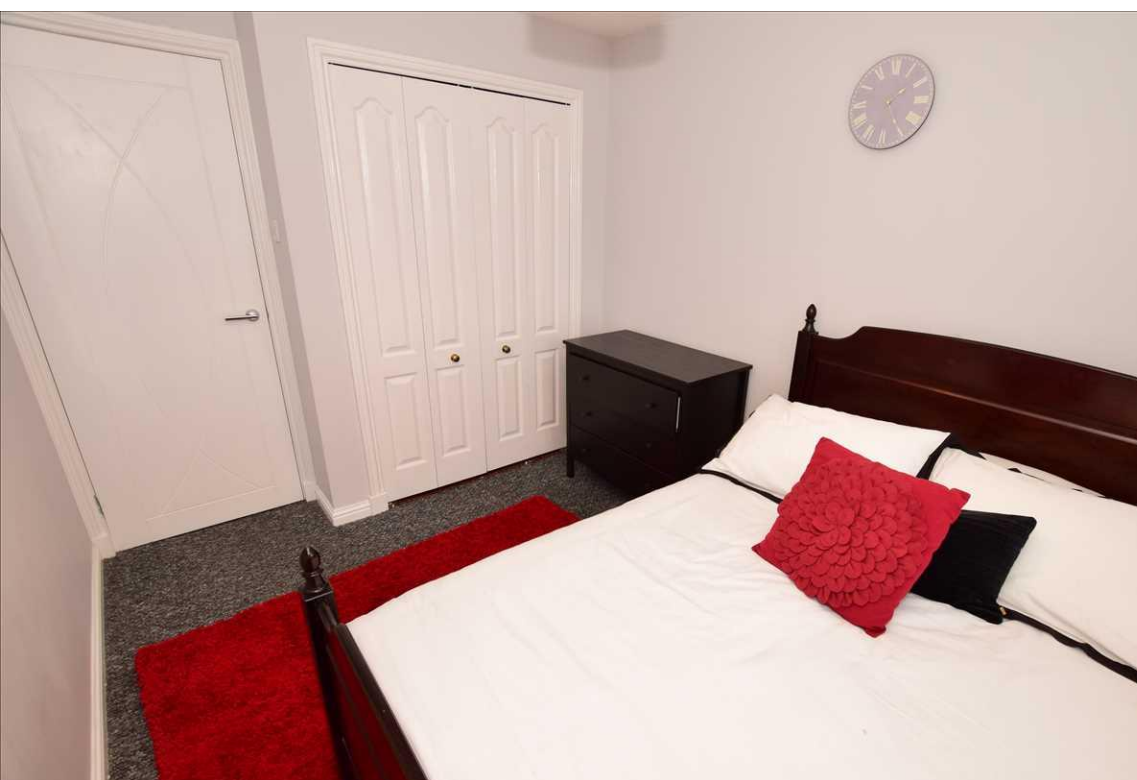
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## Inveraray Gardens, Newarthill, ML1 5ER

Move On are delighted to present to the market this stunning, extended 4 bedroom detached home in Newarthill - Inveraray Gardens.

This immaculate home is finished to a very high standard throughout and is in true walk-in condition, just ready to put your furniture down. The accommodation features: A bright, rear facing lounge, with tasteful decor, oak flooring and feature wall panelling; an exquisite, white high gloss kitchen with contrasting worktops, tiled splashback, integrated appliances, breakfasting area and leading to an open plan sun-room extension which is currently used as a dining area; Home office/study; really cool garage conversion which could be a 2nd lounge, dining room, kids playroom or 5th bedroom; convenient downstairs WC; 4 bedrooms on the first floor - all of which are doubles and 3 have fitted wardrobes; fully tiled ensuite shower room; and a stylish and modern fully tiled designer bathroom suite. There is gas central heating and double glazing.

Externally to the front is a 4 car monoblock driveway, and to the rear is a fully enclosed garden with a lawn area and paved patio.

Inveraray Gardens is a quiet cul-de-sac just off Culzean Drive, in a sought after modern residential development in Newarthill, just outside Motherwell. There are a range of local amenities, including local shops, public houses, take-aways cafes, Primary and Secondary Schools in the village. At the entrance of the state and just a few minute walk from the property you will find Carfin Train Station which has regular trains running on the main Glasgow - Edinburgh line. Nearby towns with a larger range of retail and leisure facilities include Motherwell, Bellshill, Wishaw, Hamilton, Coatbridge and Airdrie. For those commuting by car, the M8, M74 and East Kilbride Expressway are within easy reach.

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## ROOM MEASUREMENTS

Lounge: 4.50m (14' 9") x 3.60m (11' 10")

Kitchen: 4.60m (15' 1") x 2.70m (8' 10")

Sun Room: 4.10m (13' 5") x 3.10m (10' 2")

2nd lounge: 5.00m (16' 5") x 2.00m (6' 7")

Study: 2.70m (8' 10") x 2.10m (6' 11")

Downstairs WC: 1.10m (3' 7") x 2.10m (6' 11")

Bedroom 1: 4.00m (13' 1") x 3.30m (10' 10")

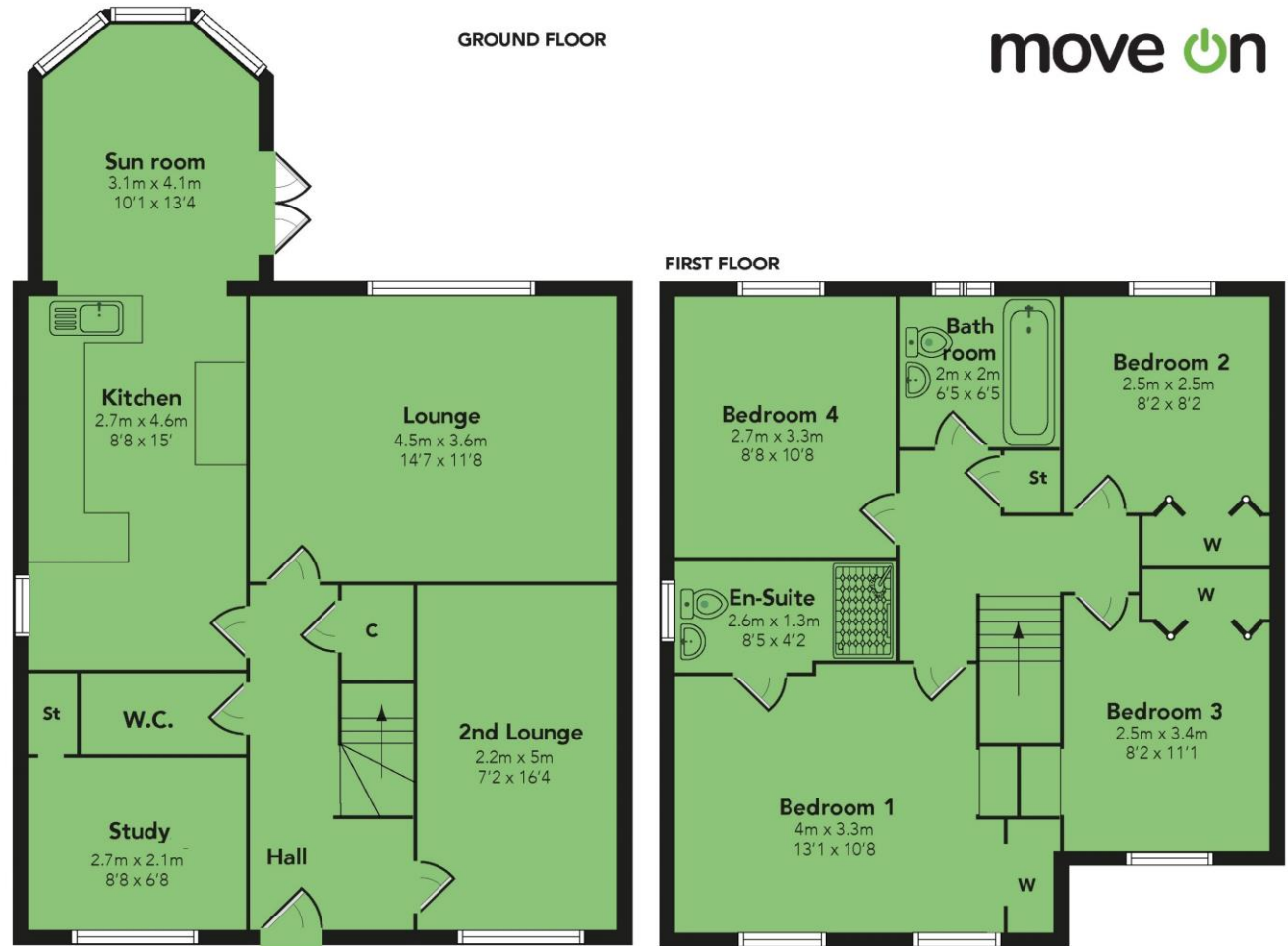
Ensuite: 2.60m (8' 6") x 1.30m (4' 3")

Bedroom 2: 2.50m (8' 2") x 2.50m (8' 2")

Bedroom 3: 3.40m (11' 2") x 2.50m (8' 2")

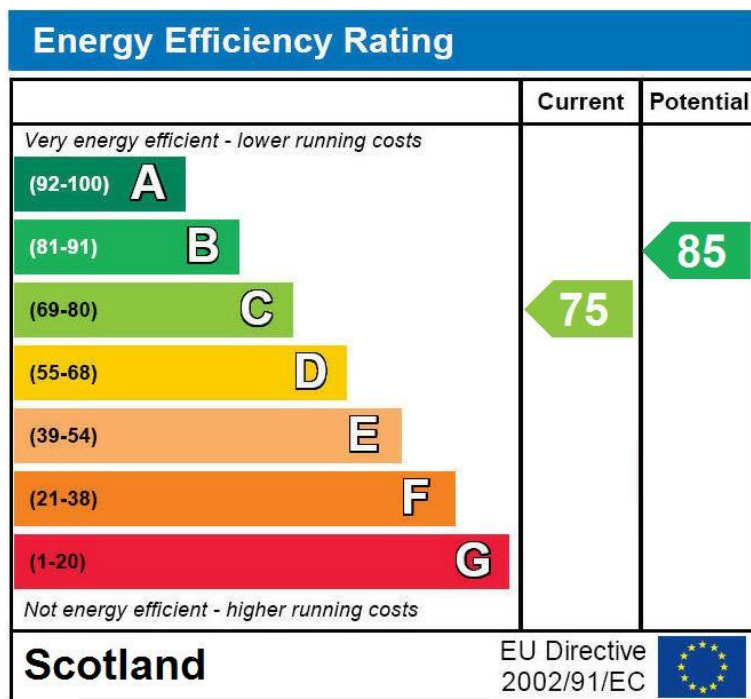
Bedroom 4: 3.30m (10' 10") x 2.70m (8' 10")

Bathroom: 2.00m (6' 7") x 2.00m (6' 7")



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

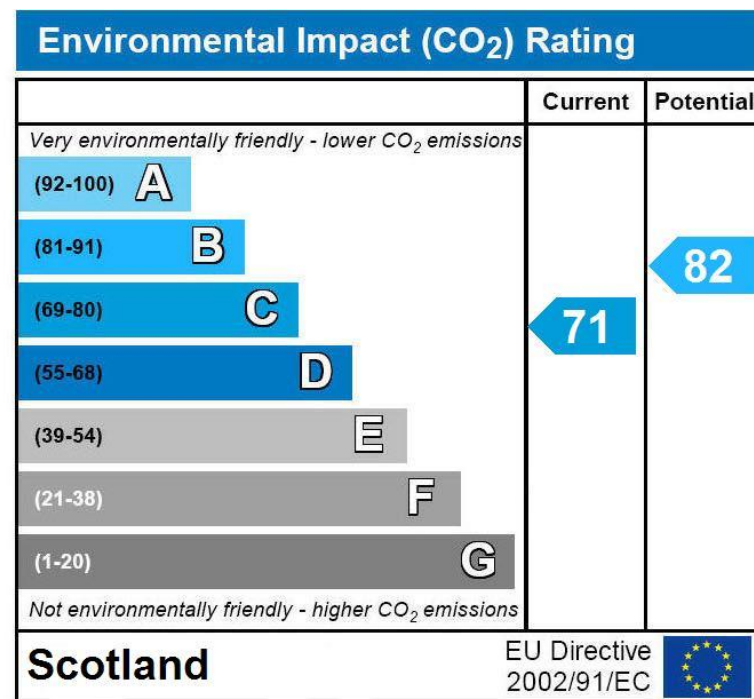


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (75)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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