



**Morven Drive**  
Motherwell, ML1 2TT

**move**  **on**

Morven Drive  
Motherwell  
ML1 2TT

Detached

4 Bedrooms  
2 Receptions  
4 Bathrooms



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## KEY FEATURES

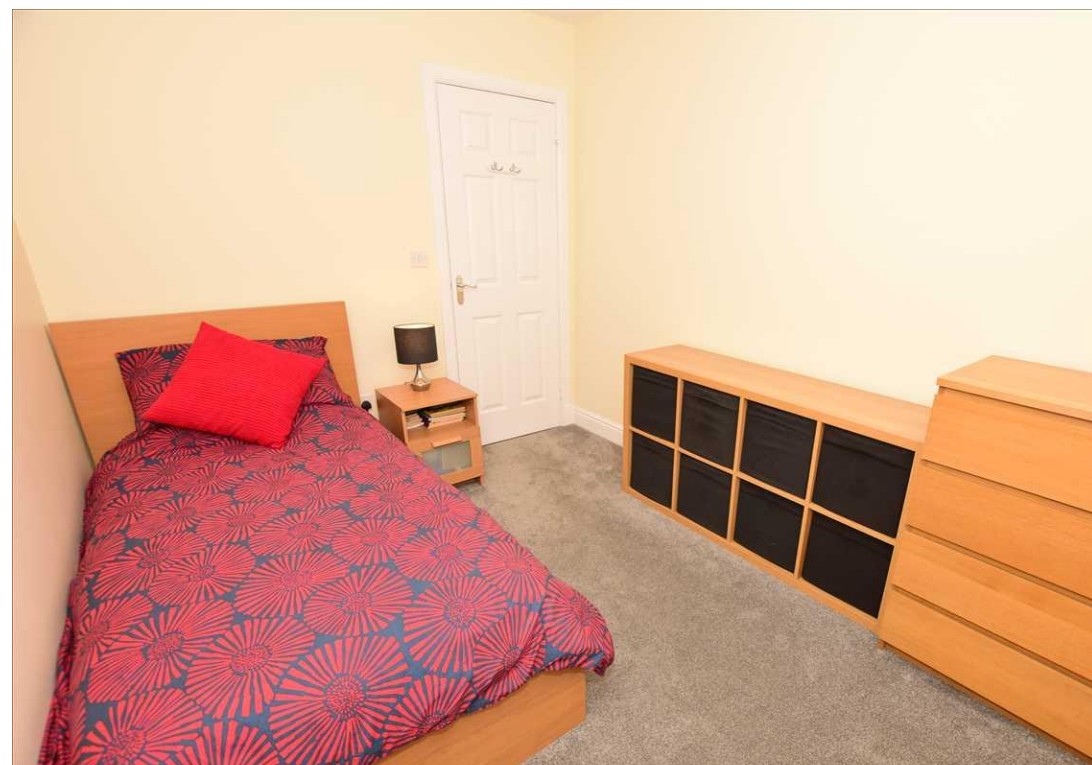
- Larger style detached family home in desirable location
- Bright lounge with wooden flooring, neutral decor and bay window
- Separate dining room with french doors leading to the rear garden
- Modern kitchen with white wall and floor units, contrasting black worktops, integrated appliances and space for dining
- Utility/ Laundry Room
- 4 piece family bathroom suite + 2 ensuite shower rooms + downstairs WC
- 4 good sized bedrooms, 2 of which have fitted wardrobes
- 2 car monoblock driveway to the front leads to an integral garage. Fully enclosed rear garden with paved patio, pergola shelter and lawn
- Close to Motherwell town centre, Airbles and Motherwell train stations, and just a few moments drive from the M74 motorway
- COUNCIL TAX BAND: F - EPC RATING:C

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## Morven Drive, Motherwell, ML1 2TT

Move On are delighted to present to the market this larger style 4 bedroom detached villa in Motherwell - Morven Drive.

This immaculate home has a lovely layout and flow, and is in true walk-in condition. The accommodation features: a bright, front facing lounge with neutral decor, wooden flooring, and a feature bay window; double glass doors lead to a separate dining room which has french doors out to the rear garden; gorgeous modern kitchen with white wall and floor units, contrasting black worktops, integrated appliances, breakfast area, and a further set of french doors to the rear; separate utility/laundry room; convenient downstairs WC; 4 double bedrooms, 2 of which have ensuite shower rooms and fitted wardrobes; and a 4 piece family bathroom suite. There is gas central heating, double glazing, and the loftspace has been partially floored for storage.

Externally to the front there is a small lawn area, and a monoblock driveway for 2 cars which leads to the integral garage; and the rear garden is fully enclosed with a paved patio and pergola shelter, decking, and a large lawn.

Morven Drive is set within a quiet, sought after modern development in Motherwell, just outside the town centre which has a fantastic selection of retail outlets, shops bars, restaurants and major supermarkets. Both Airbles and Motherwell train station are nearby which have frequent services to Glasgow and Edinburgh and beyond; and for those commuting by car the M74 and M8 motorways are just a few minutes drive.

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## ROOM MEASUREMENTS

Lounge: 4.80m (15'9") x 3.51m (11'6")

Dining Room: 4.29m (14'1") x 3.51m (11'6")

Kitchen: 5.00m (16'5") x 3.10m (10'2")

Downstairs WC: 1.75m (5' 9") x 0.93m (3' 1")

Bedroom 1: 4.50m (14'9") x 3.40m (11'2")

Ensuite 1: 2.31m (7'7") x 1.80m (5'11")

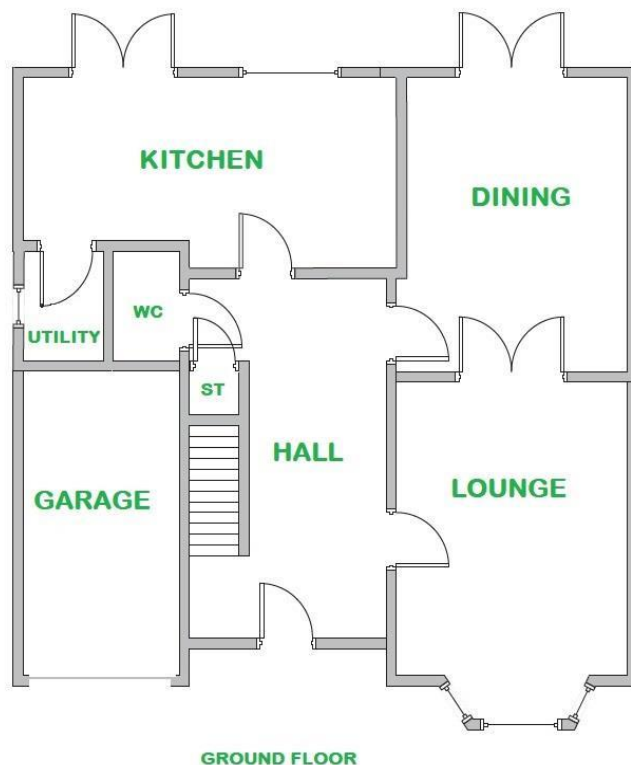
Bedroom 2: 4.39m (14'5") x 3.40m (11'2")

Ensuite 2: 1.80m (5'11") x 1.50m (4'11")

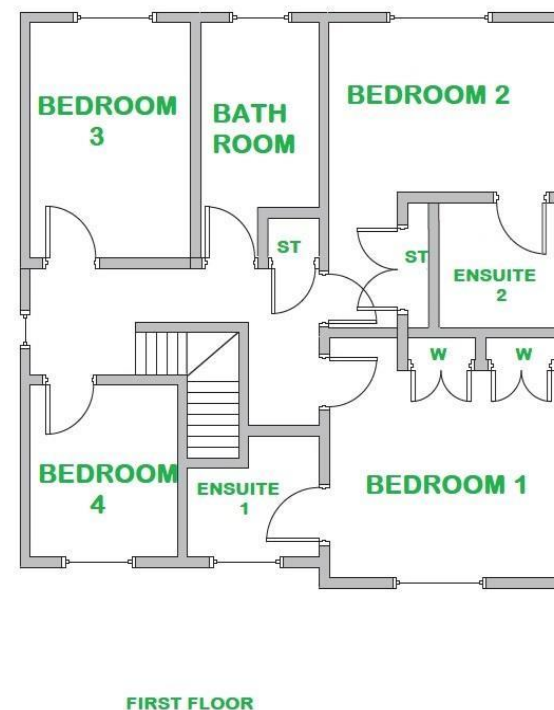
Bedroom 3: 3.40m (11'2") x 2.49m (8'2")

Bedroom 4: 2.77m (9'1") x 2.49m (8'2")

Bathroom: 3.40m (11'2") x 2.01m (6'7")



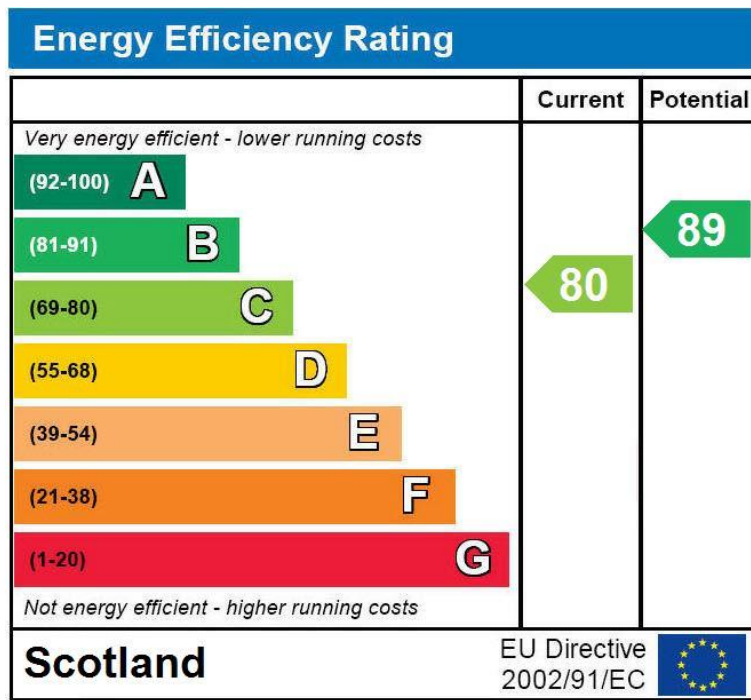
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

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.

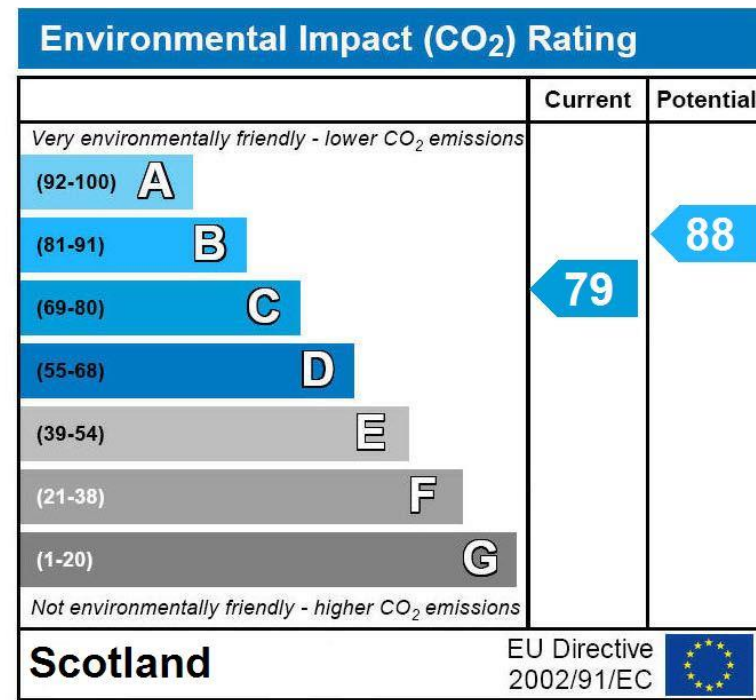


### Energy Efficiency Rating

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 (80)**. 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 (79)**. 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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