



**Spalehall Drive, Newarthill**  
Motherwell, ML1 5JD

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Spalehall Drive,  
Newarthill  
Motherwell  
ML1 5JD

**Flat/Apartment**

**3 Bedrooms  
1 Reception  
1 Bathroom**



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**01698 757 125**

## KEY FEATURES

- First floor flat with own main door entry
- Great room sizes and excellent condition throughout
- Bright lounge with grey carpeted flooring and feature wall decor
- Recently refitted kitchen with navy wall and floor units, range cooker and space for dining
- 3 generous double bedrooms, 2 of which have fitted storage
- Stylish bathroom suite with wet-wall panelling and a shower over the bath
- Large, south facing rear garden with lawn. 5-6 car driveway
- Situated in a sought after location, close to local amenities and schools, and handy for public transport links and Carfin Train Station
- Easy access to M8 and M74 motorways
- COUNCIL TAX BAND: A - EPC RATING: c



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## Spalehall Drive, Newarthill, Motherwell, ML1 5JD

Move On are delighted to present to the market this larger style 3 bedroom first floor flat in Newarthill - Spalehall Drive.

This lovely home is in walk-in condition and would make an excellent first time buy or buy to let. The accommodation features: A bright lounge with grey carpeted flooring and feature wall decor; recently refitted kitchen with modern navy wall and floor units, contrasting oak-coloured worktops, Belfast sink, and space for dining; 3 generous double bedrooms - 2 of which have fitted storage; and a stylish bathroom suite with wet-wall panelling and a shower over the bath. There is gas central heating, own main-door entry and double glazing.

Externally the property has a long driveway suitable for 5-6 cars, and a south-facing rear garden.

Spalehall Drive is located in the quiet village of Newarthill, just outside Motherwell. Newarthill has a range of local amenities including local shops, hairdressers, take-aways, public houses and mini supermarkets as well as several Primary Schools and a secondary school. Both Carfin and Holytown train stations are within easy reach, connecting both Glasgow and Edinburgh. Nearby larger towns include Bellshill, Wishaw and Motherwell which have a larger selection of retail and leisure facilities including the Brandon Shopping Centre, Ravenscraig Sports complex, Aquatec and Strathclyde Country Park. For those commuting by car, both the M8 and M74 are within a few minutes drive.



## ROOM MEASUREMENTS

Lounge: 4.34m (14'3") x 4.17m (13'8")

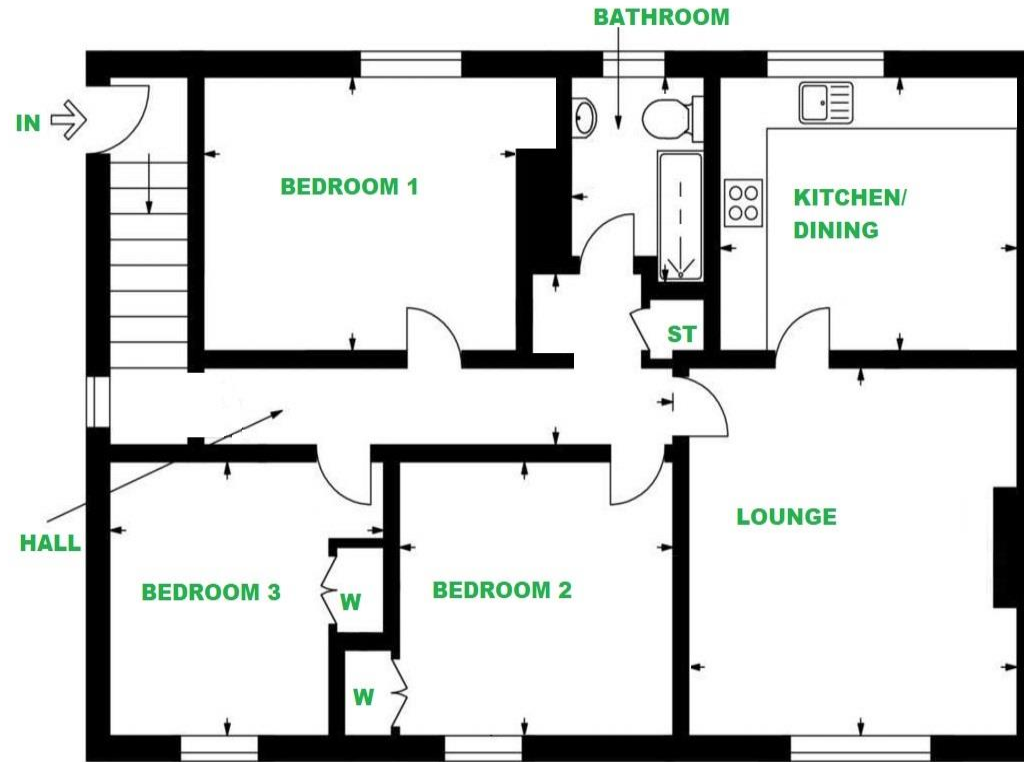
Kitchen: 3.81m (12'6") x 3.20m (10'6")

Bedroom 1: 3.38m (11'1") x 3.17m (10'5")

Bedroom 2: 3.91m (12'10") x 3.17m (10'5")

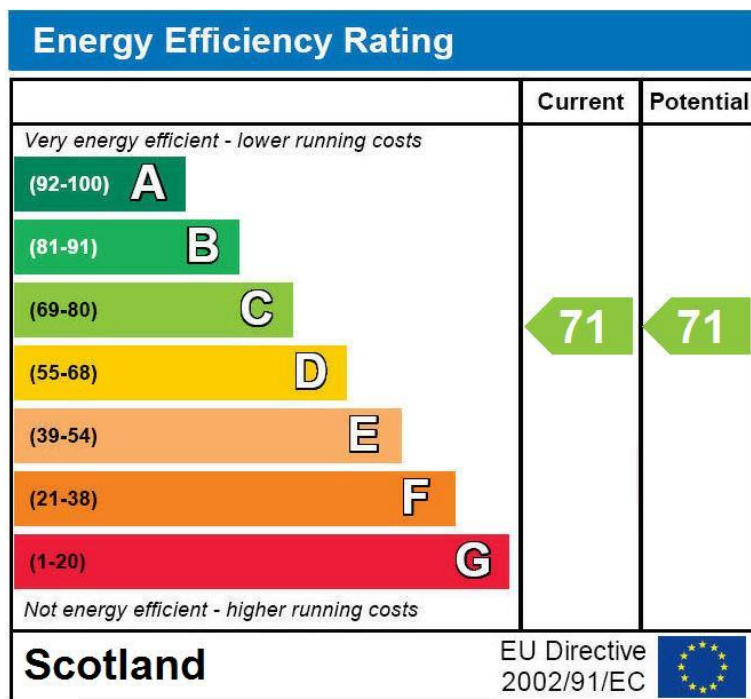
Bedroom 3: 3.66m (12'0") x 3.20m (10'6")

Bathroom: 2.44m (8'0") x 1.75m (5'9")



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.

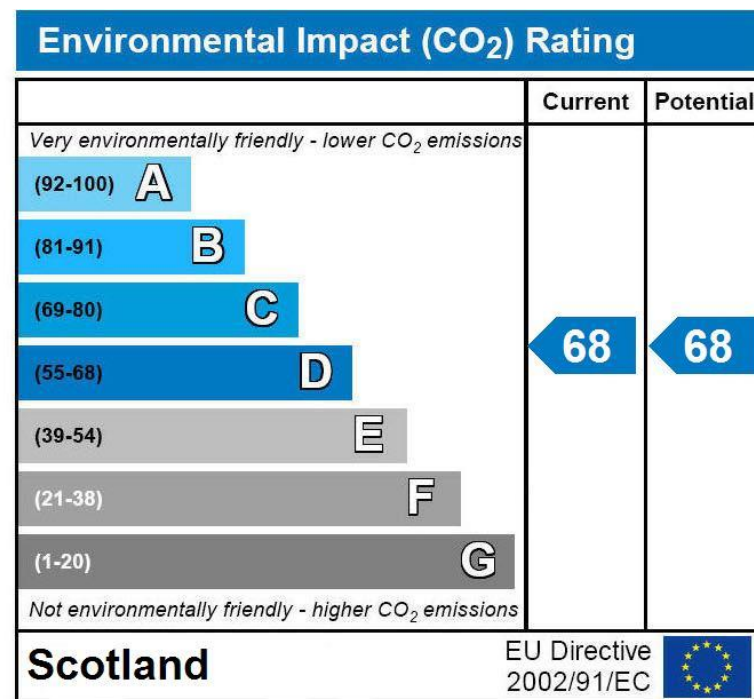


### Energy Efficiency Rating

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 (71)**. 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 D (68)**. 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.





166 Merry Street, Motherwell, ML1 1NA

**EMAIL : [info@moveonhomes.co.uk](mailto:info@moveonhomes.co.uk)**

**WEB : [www.moveonhomes.co.uk](http://www.moveonhomes.co.uk)**

**01698 757 125**

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