



Willowburn Avenue

New Stevenston, Motherwell, ML1 4ZG

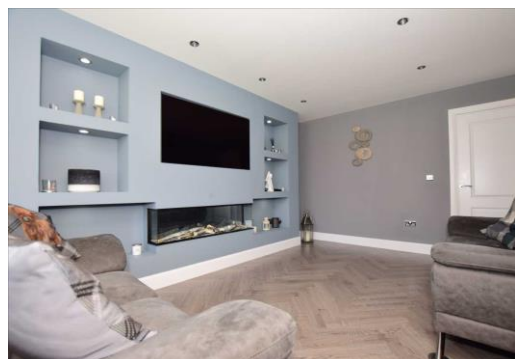
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Willowburn Avenue
Fullwood Gardens
New Stevenston
Motherwell
ML1 4ZG

Detached

**4 Bedrooms
2 Receptions
3 Bathrooms**



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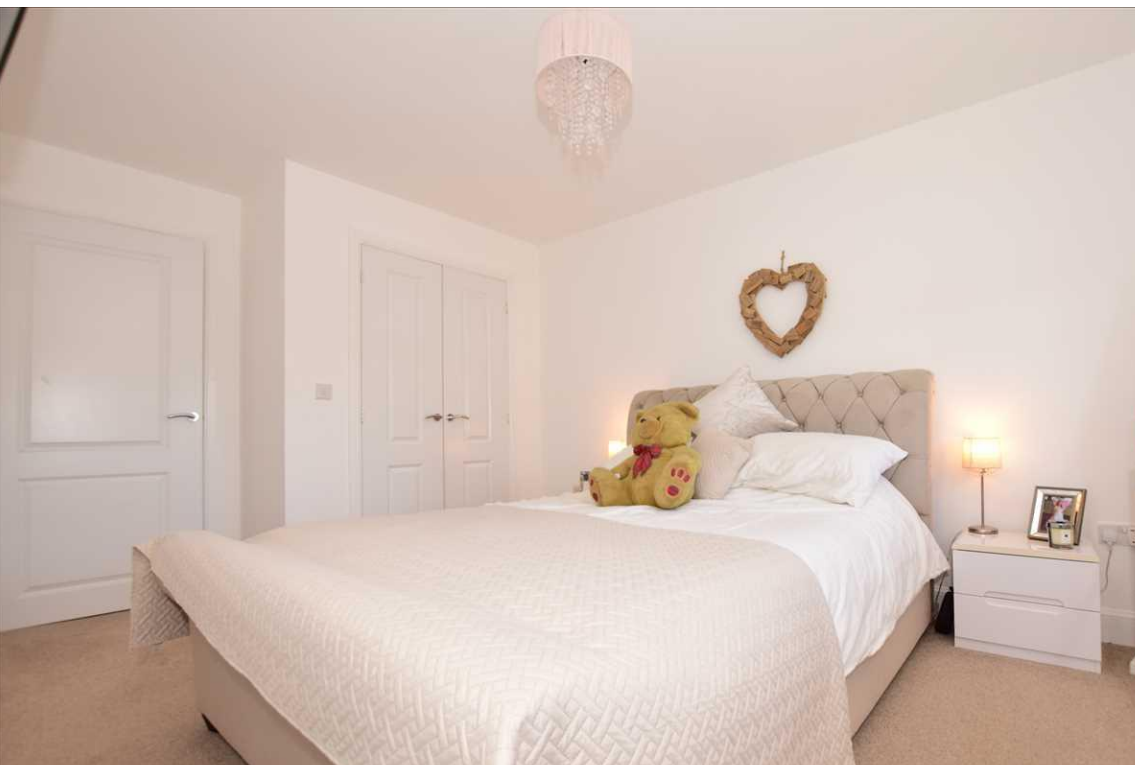
KEY FEATURES

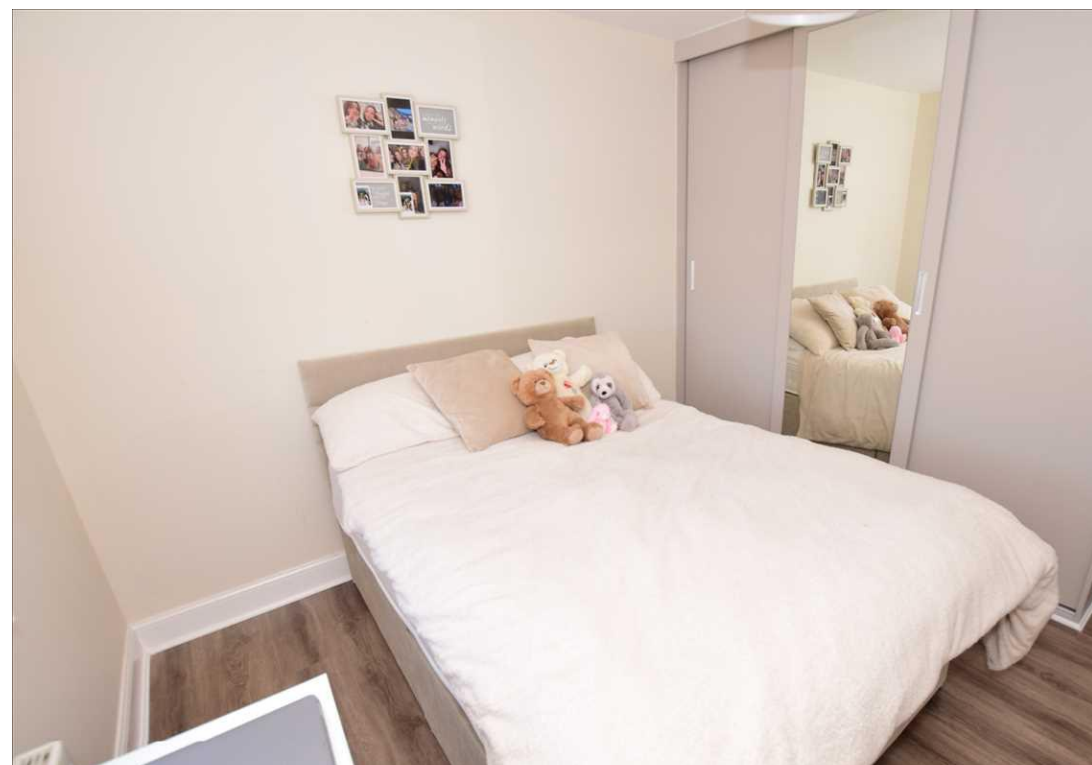
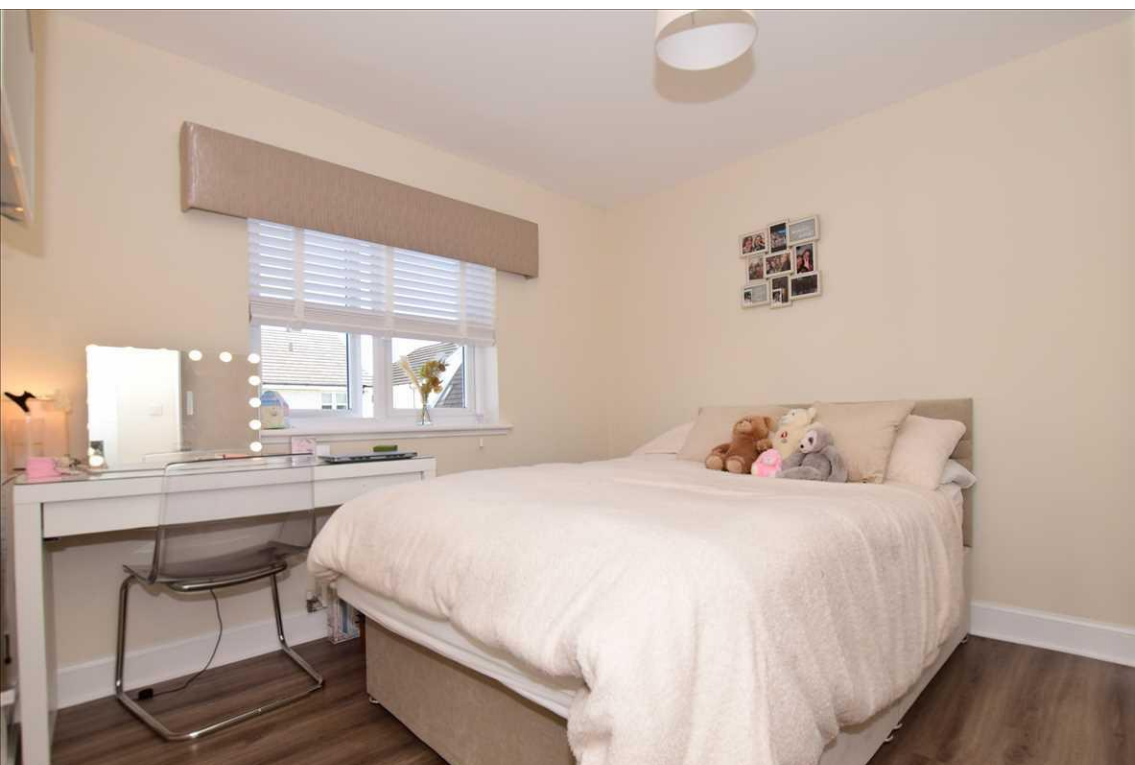
- Beautifully presented detached family home
- Tastefully decorated lounge with grey herringbone LVT flooring and impressive feature media wall and fireplace
- Stunning kitchen with cream high gloss wall and floor units, tiled flooring, space for dining & french doors leading to the rear garden
- Main bathroom on the first floor + ensuite shower room in bedroom 1 + downstairs WC
- 4 bedrooms - 3 of which have fitted wardrobes
- 3 car driveway and garage
- Fully enclosed, South facing rear garden with paved and decked patio areas + artificial grass
- Located in the desirable Fullwood Gardens estate in New Stevenston, close to local amenities, schools and Holytown Train Station
- Easy access to the M8 and M74 motorways
- COUNCIL TAX BAND: E - EPC RATING:C

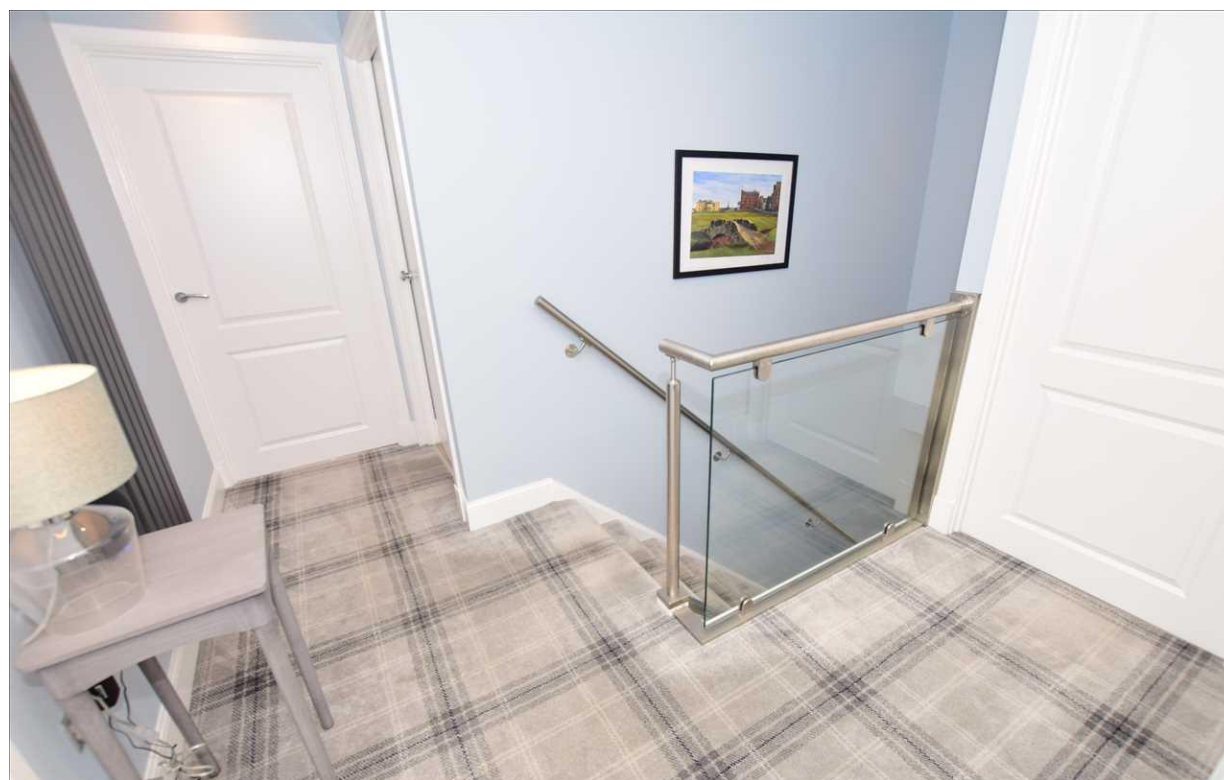
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Willowburn Avenue, New Stevenston, ML1 4ZG

Move On are delighted to present to the market, this stunning 4 bedroom detached villa in New Stevenston, Motherwell - Willowburn Avenue.

This beautifully presented home is finished to a high standard throughout, and is in walk-in condition. The accommodation features: A tastefully decorated lounge with grey herring-bone LVT flooring, impressive feature media wall with fireplace and decorative lighting; gorgeous kitchen with cream high gloss wall and floor units, contrasting worktops, tiled flooring, space for dining and french doors leading to the rear garden; convenient downstairs WC; 4 bedrooms on the first floor with fitted storage in 3 rooms plus an ensuite shower room in the main bedroom; and a partially tiled bathroom suite with a shower over the bath. There is gas central heating and double glazing.

Externally, the property has a great sized, fully enclosed and South-facing rear garden with paved and decked patio areas, and artificial grass; to the front and side there is a monoblock driveway for 3 cars which also leads to the integral garage.

Willowburn Avenue is located in the desirable Fullwood Gardens estate in New Stevenston bordering Holytown, which has a range of local amenities for day to day shopping and is close to local Primary and Secondary Schools as well as Holytown train station within walking distance which has frequent trains to Edinburgh and Glasgow. Motherwell town centre is close by which has a larger selection of retailers, shops, bars restaurants and major supermarkets including Asda, Lidl and Aldi. For those commuting by car, the M8, M74 and M73 motorways as well as the East Kilbride Expressway are just a few minutes drive.



ROOM MEASUREMENTS

Lounge: 4.73m (15' 6") x 3.52m (11' 7")

Kitchen / Dining: 6.10m (20' 0") x 3.30m (10' 10")

Downstairs WC: 2.00m (6' 7") x 1.50m (4' 11")

Bedroom 1: 4.60m (15' 1") x 2.90m (9' 6")

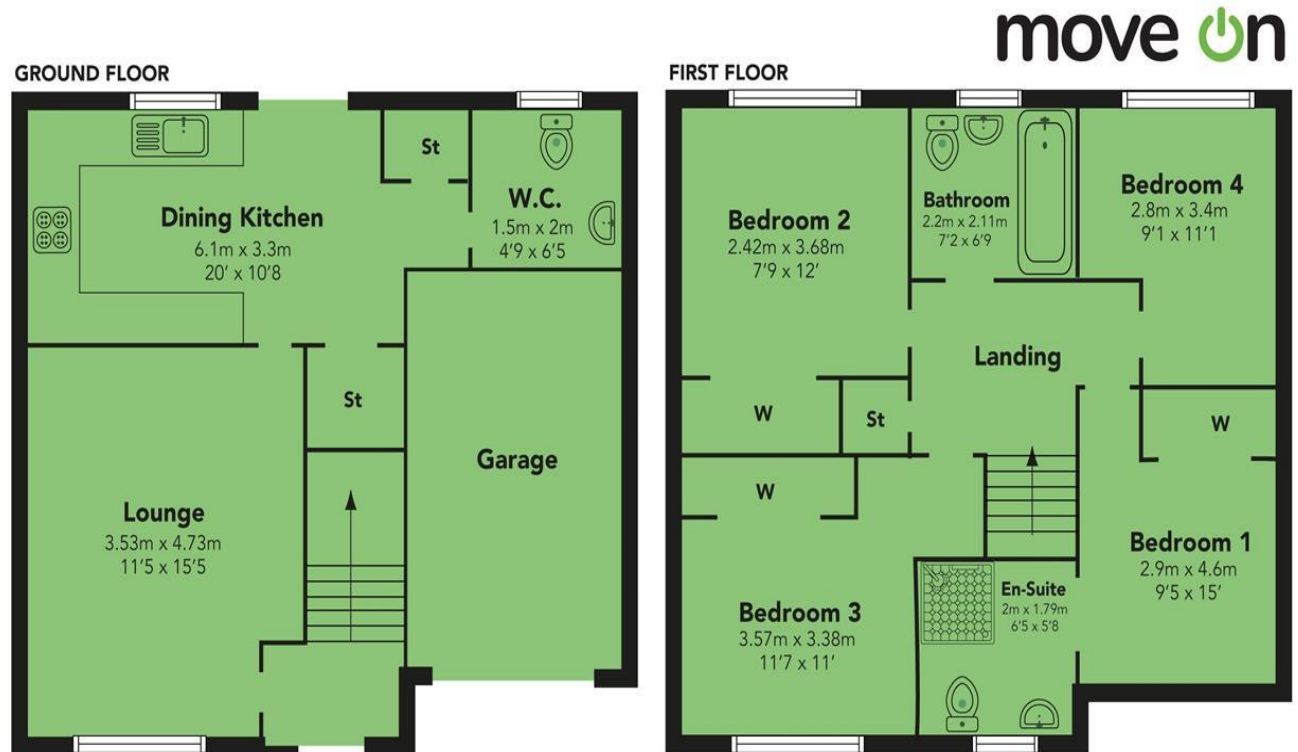
Ensuite: 2.00m (6' 7") x 1.79m (5' 10")

Bedroom 2: 3.68m (12' 1") x 2.42m (7' 11")

Bedroom 2: 3.57m (11' 9") x 3.38m (11' 1")

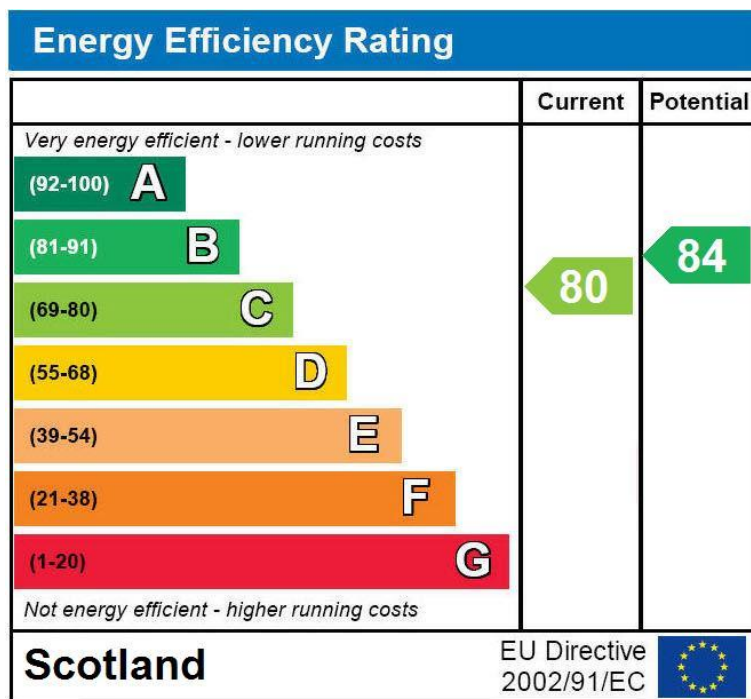
Bedroom 4: 3.40m (11' 2") x 2.80m (9' 2")

Family bathroom: 2.20m (7' 3") x 2.10m (6' 11")



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.

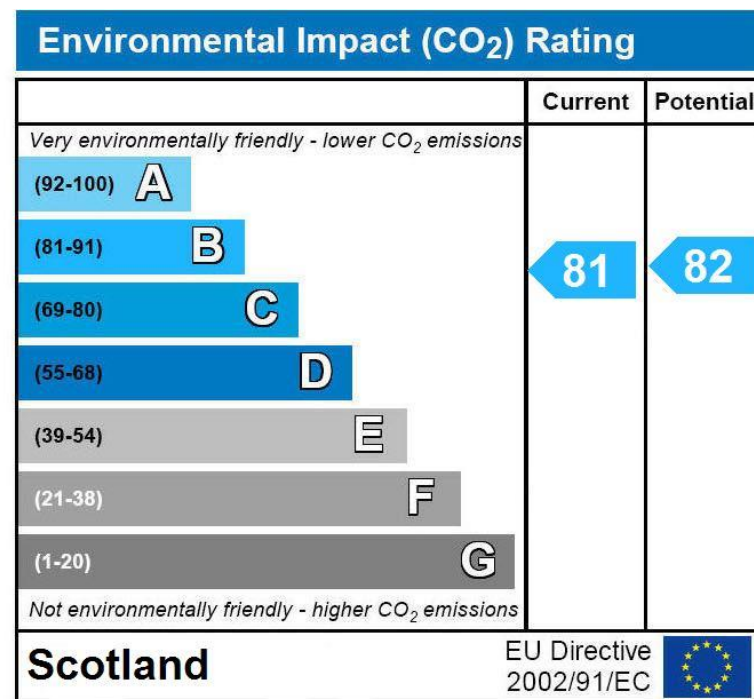


Energy Efficiency Rating

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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band B (81)**. 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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