



Skylark Wynd
Motherwell, ML1 1AP

move  **on**

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Detached

4 Bedrooms
2 Receptions
3 Bathrooms



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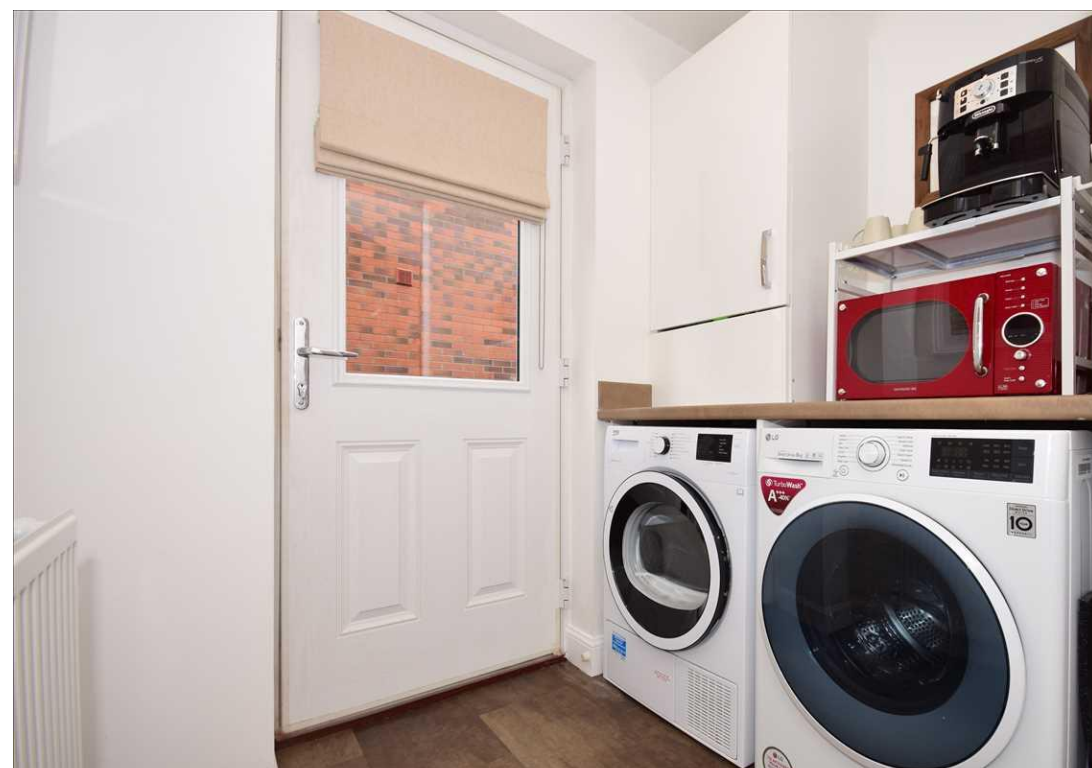
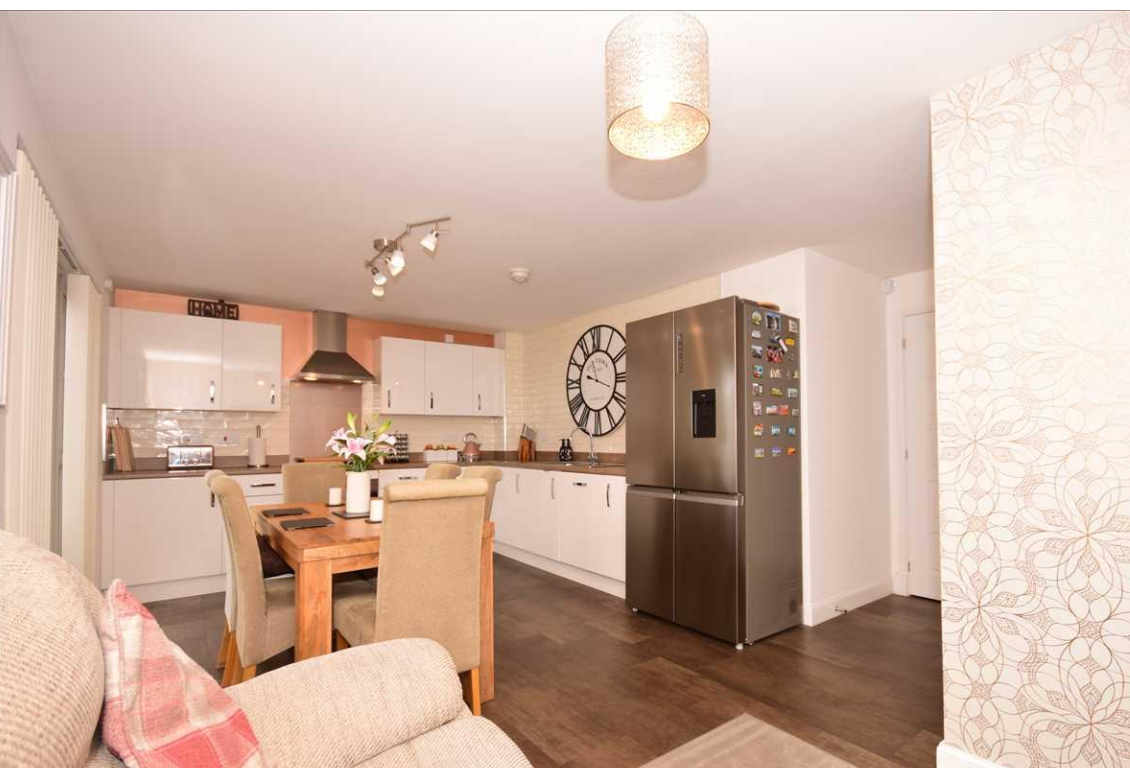
KEY FEATURES

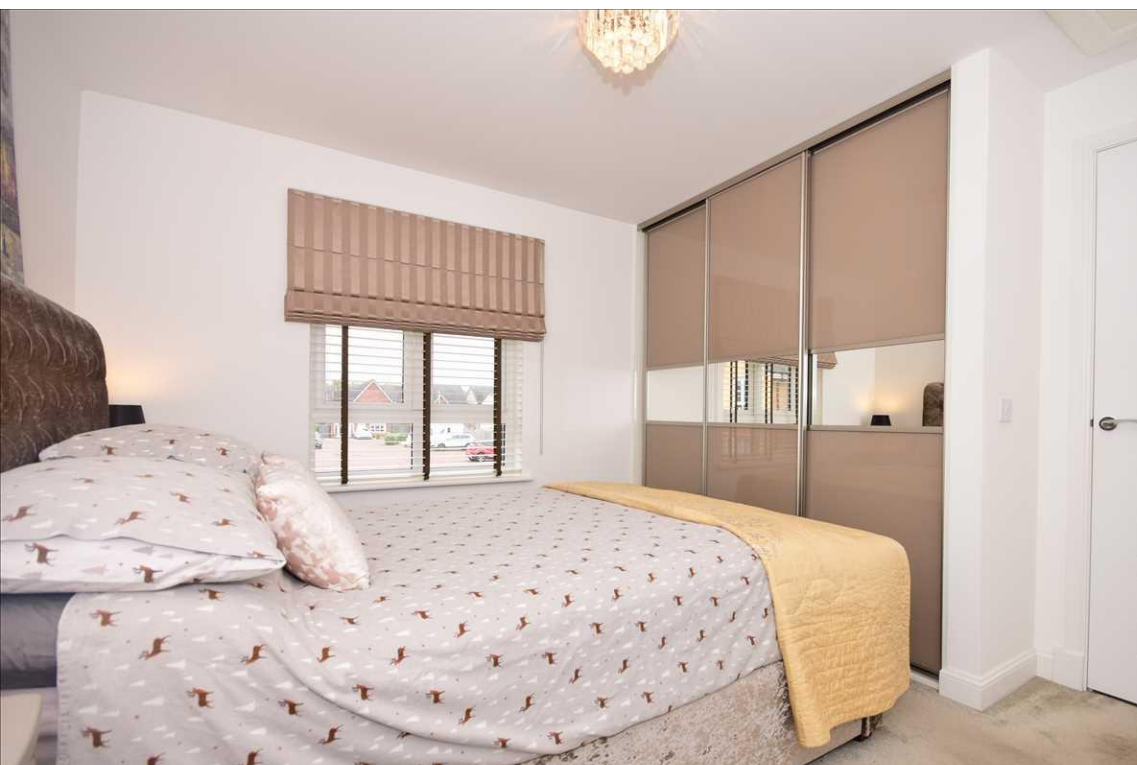
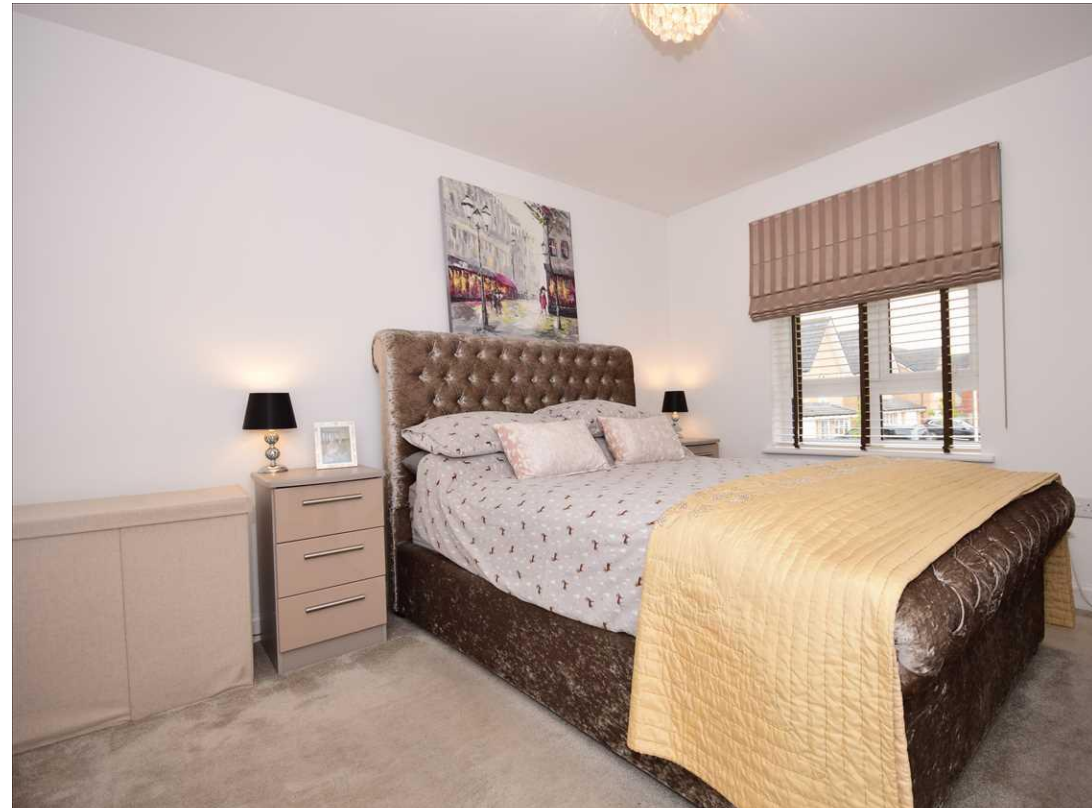
- Beautifully presented detached family home
- Bright lounge with plush carpeted flooring and feature wall decor
- Impressive, full width kitchen/ dining/ family room with white high gloss wall and floor units and french doors leading to the rear garden
- Separate Utility area
- 4 bedrooms - 3 doubles and a single - all with fitted wardrobes
- Main bathroom on the first floor + ensuite shower room in the main bedroom + convenient downstairs WC
- Converted detached garage currently used as a home office - could alternatively be a kids playroom, cinema, gym or games room
- Enclosed rear garden with lawn and patio. Small front garden with grass and shrubs. 3 car driveway to the side. EV Charging port
- Located in the desirable Ravenscraig area of Motherwell, close to local amenities, shops, retail and leisure. Easy access to the M74 and M8 motorways

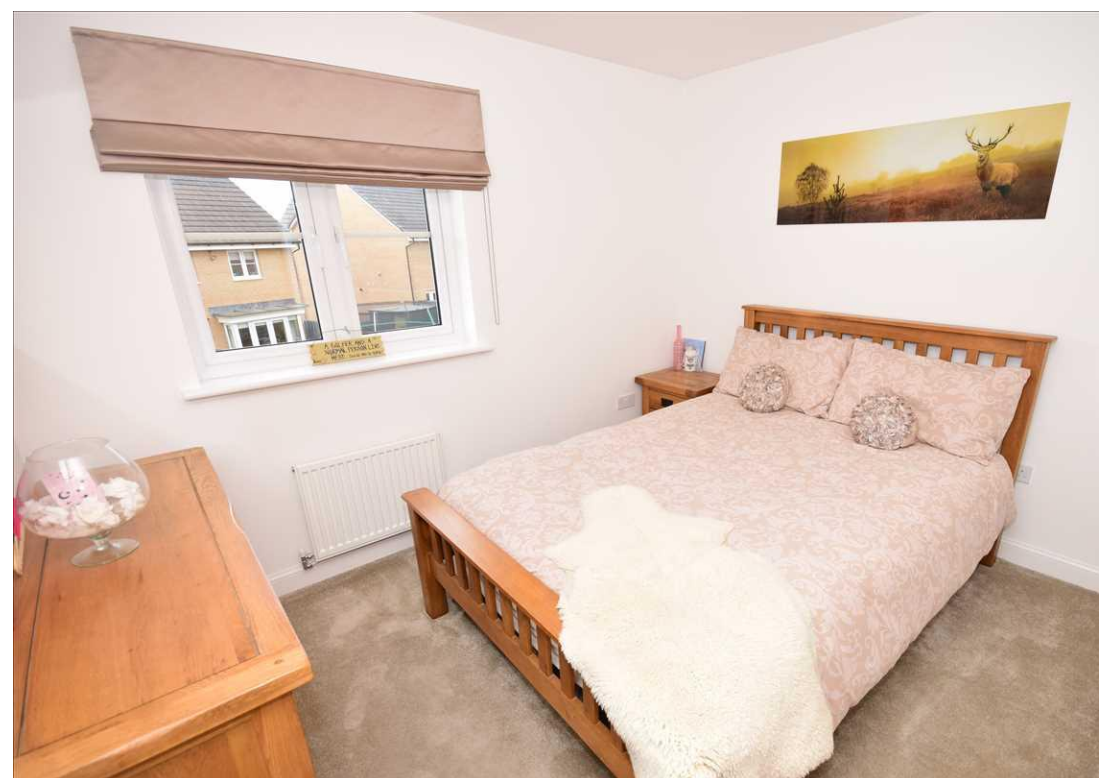


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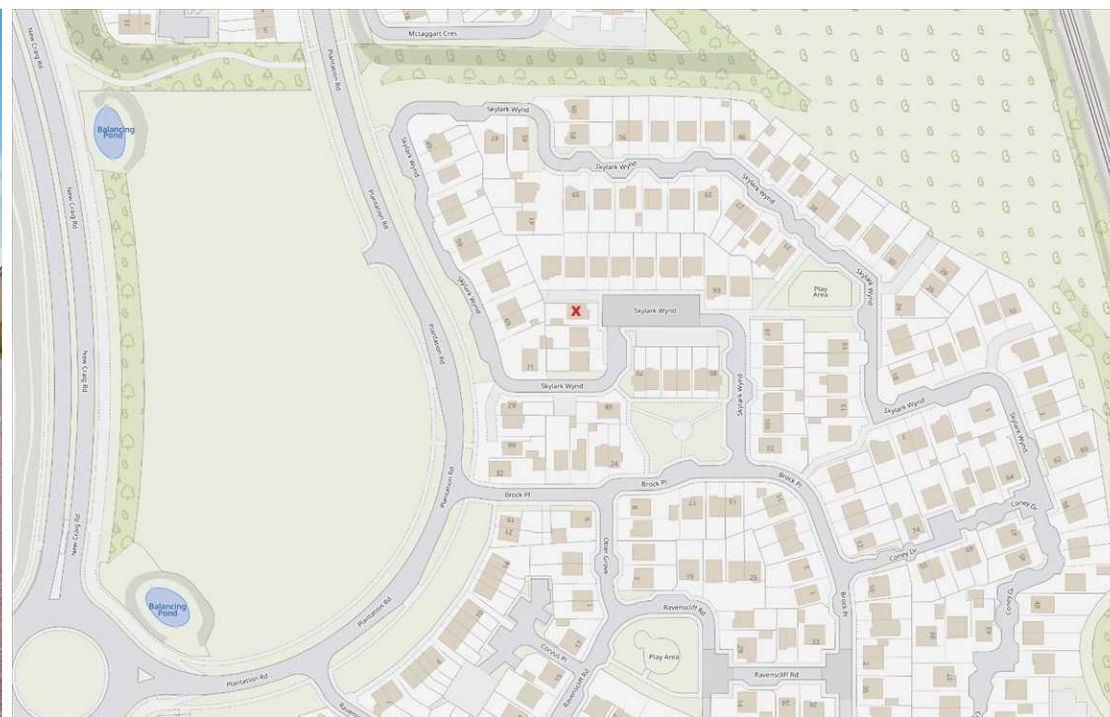












Skylark Wynd, Motherwell, ML1 1AP

Move On are delighted to present to the market this absolutely gorgeous detached villa - Skylark Wynd.

This immaculate home is finished to a high standard and is in walk-in condition throughout. The accommodation features: a welcoming entrance hallway; bright, front facing lounge with plush carpeted flooring and feature-wall decor; an impressive, full width kitchen/dining /family room with white high gloss wall and floor units, tiled splashback and french doors leading to the rear garden; separate utility room; convenient downstairs WC; 4 bedrooms - 3 doubles and a single - all with fitted wardrobes; ensuite shower room off the main bedroom; and a partially tiled family bathroom suite. There is gas central heating and double glazing.

The detached double garage has been professionally converted to a very handy and versatile garden room - currently used as a home office but could alternatively be a gym, kids playroom, cinema or games room.

Externally there is a fully enclosed rear garden, which has a paved patio area and lawn; to the front is a further small garden with lawn and perimeter shrubs; and to the side is a 3 car driveway, with additional parking for visitors and guests to the front.

Skylark Wynd is located within a desirable modern development at Ravenscraig, just outside Motherwell town centre. There are lots of amenities in the area including the Ravenscraig Regionals Sports Facility, Strathclyde Country Park, Bell Quadrant Shopping centre at Carfin, and town centres at Motherwell and Wishaw which have a large selection and variety of shops, bars, restaurants, and all the major supermarkets. For those commuting by car, the M74 and M8 motorways are within easy reach, and for those travelling by train both Motherwell and Carfin train stations are close by.



ROOM MEASUREMENTS

Lounge:
4.27m (14' 0") x 3.61m (11' 10")

Kitchen / Dining:
6.23m (20' 5") x 3.56m (11' 8")

Utility Room:
1.96m (6' 5") x 1.57m (5' 2")

Downstairs WC:
2.47m (8' 1") x 1.12m (3' 8")

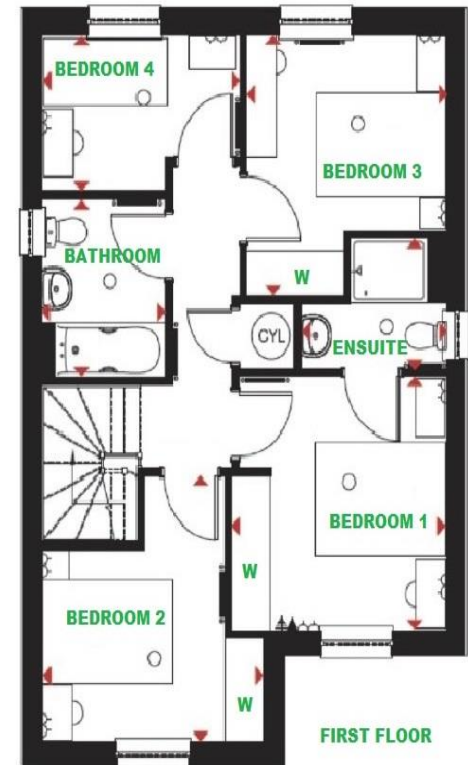
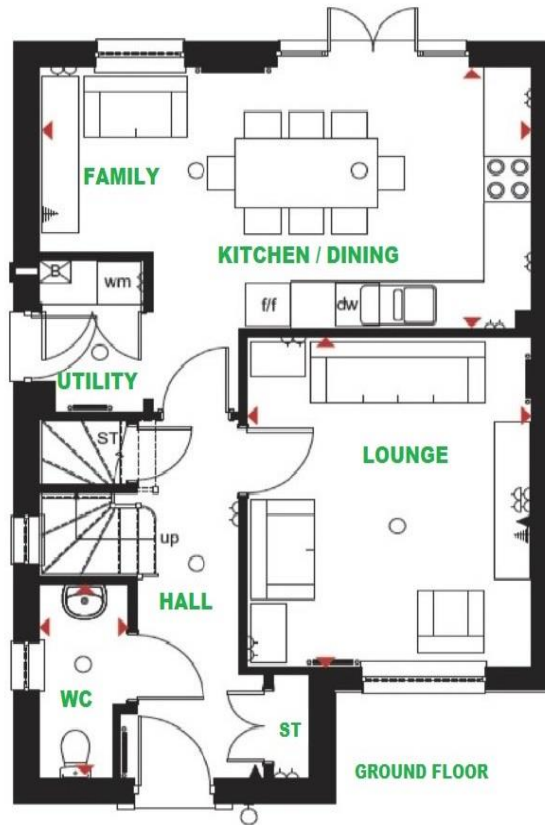
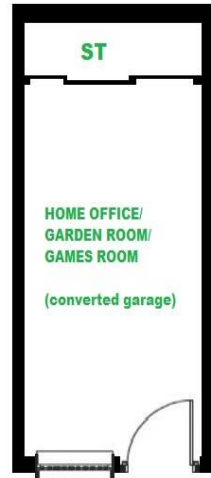
Bedroom 1:
3.32m (10' 11") x 3.20m (10' 6")

Bedroom 2:
3.58m (11' 9") x 2.88m (9' 5")

Bedroom 3:
3.20m (10' 6") x 2.83m (9' 3")

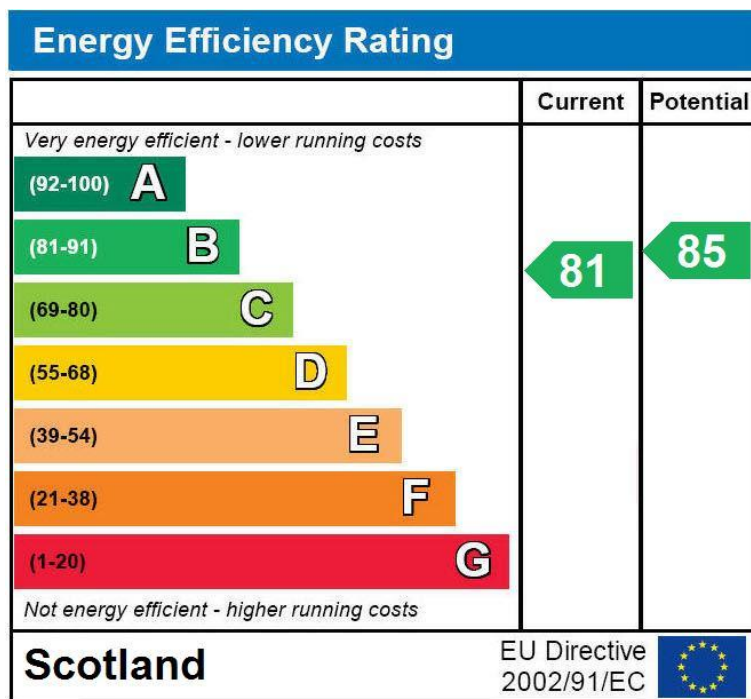
Bedroom 4:
3.10m (10' 2") x 1.75m (5' 9")

Family bathroom:
2.33m (7' 8") x 2.00m (6' 7")



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.

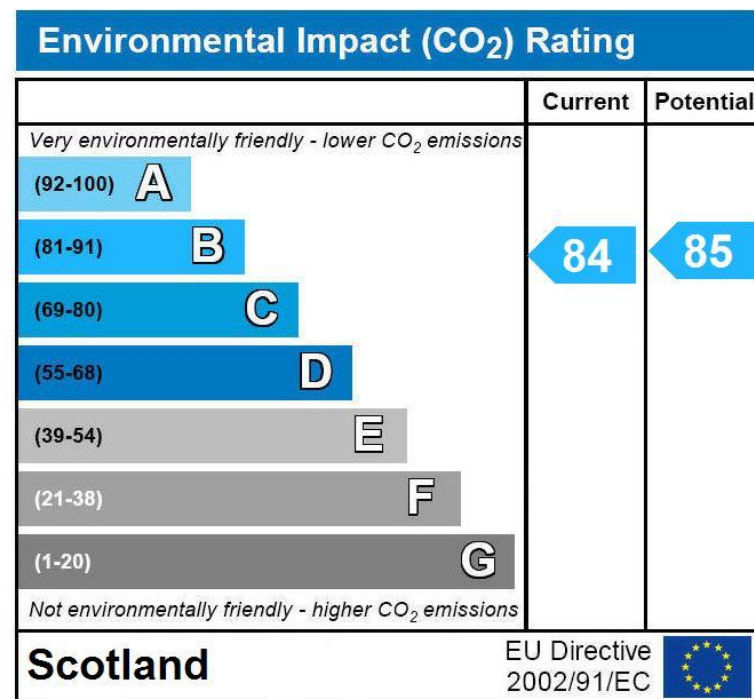


Energy Efficiency Rating

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 B (81)**. 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 (84)**. 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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