



High Street,
Newarthill, Motherwell, ML1 5HP

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Motherwell
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Upper Flat

2 Bedrooms
1 Reception
1 Bathroom



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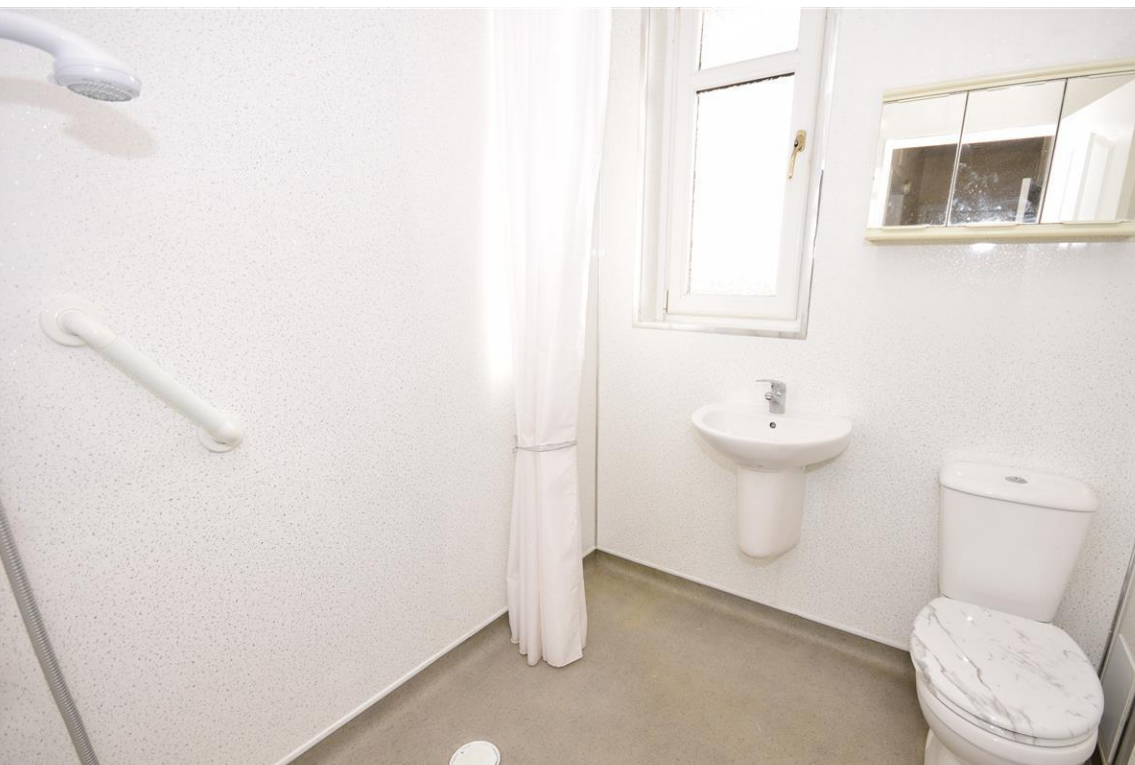
KEY FEATURES

- First floor flat with own main door entry
- Spacious lounge with feature fireplace
- Good sized kitchen with oak coloured wall and floor units and tiled splashback
- 2 double bedrooms both with fitted storage
- Handy additional box/room / store, which could alternatively be used as a home office
- Wet-room style shower room with modern wall-panelling
- Long driveway with parking for 4-5 cars leading to a detached garage
- Large Garden with lawn, drying green and paved patio. Lovely outlook to farmland and fields to the rear
- Close to local amenities and easy access to the M8 motorway. Carfin and Cleland Train Stations nearby
- COUNCIL TAX BAND: A EPC RATING: D

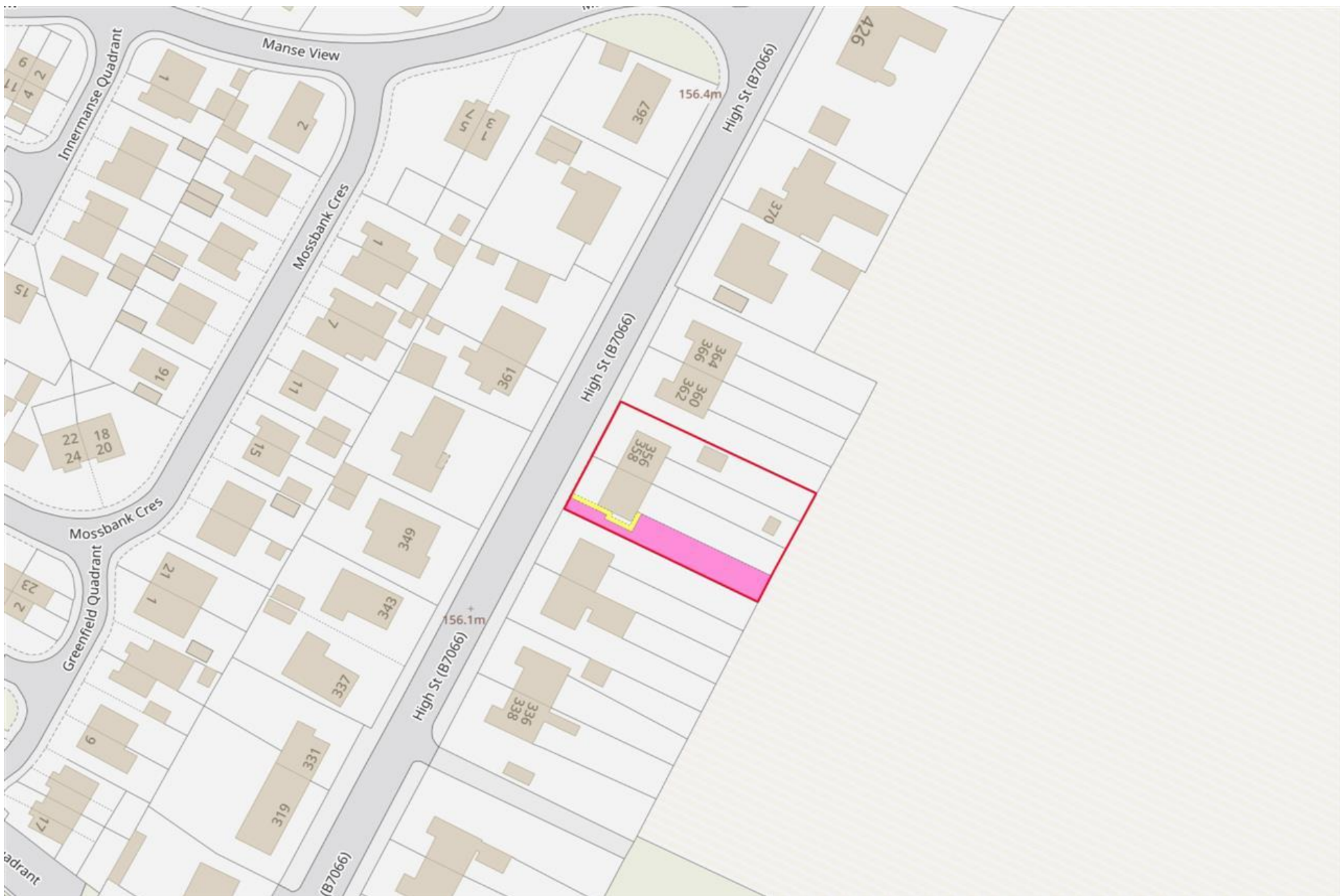


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High Street, Newarthill, Motherwell ML1 5HP

We are delighted to present to the market this 2 bedroom, 1st floor flat in Newarthill - High Street.

The property has its own main door entry, and after heading up the internal staircase there is a bright, front facing lounge with a feature fireplace and carpeted flooring. The kitchen is a great size, with oak coloured wall and floor units, tiled splashback and laminate flooring; there are 2 double bedrooms both with fitted storage; a large store/box room; and completing the accommodation is the wet-room style shower room finished with white mirrored chip wet-wall panelling.

Externally, the property has a large plot, with a long driveway providing parking for 4-5 cars and leading to a detached Marley garage; the rear garden has a slabbed patio area, lawn, and partly laid with chipped paving stones, and there is a wonderful open outlook across fields and farmland.

High Street 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.

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ROOM MEASUREMENTS

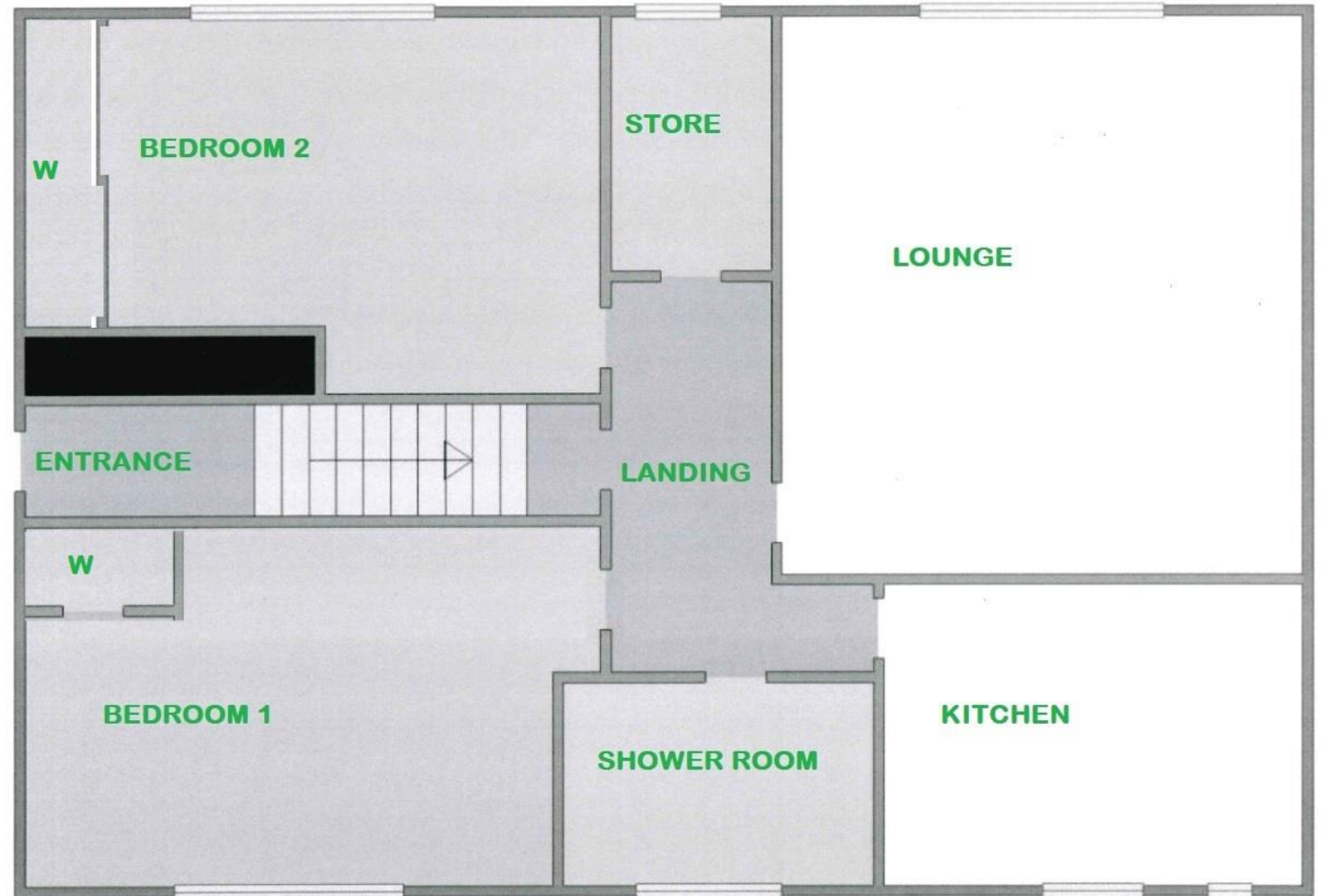
Lounge: 4.20m (13' 9") x 4.10m (13' 5")

Kitchen: 3.20m (10' 6") x 3.10m (10' 2")

Bedroom 1: 3.90m (12' 10") x 3.00m (9' 10")

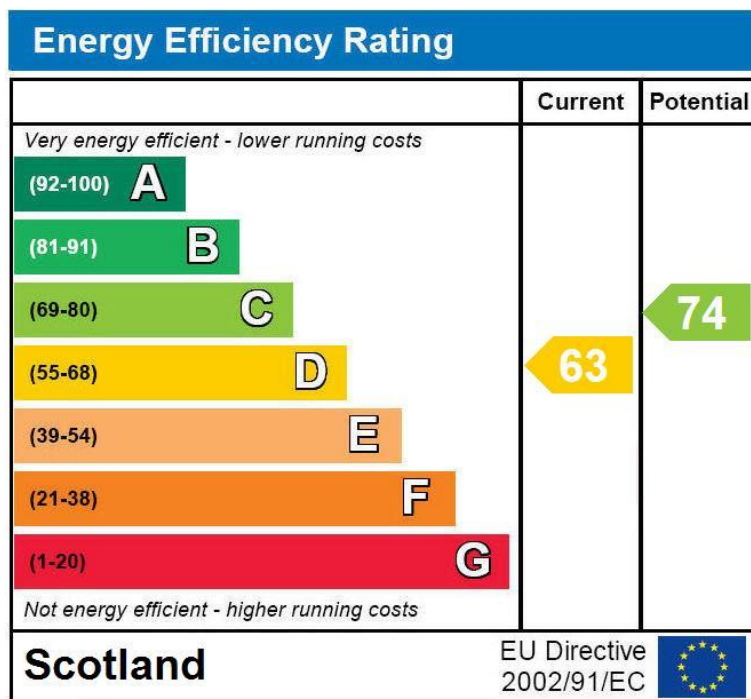
Bedroom 2: 3.75m (12' 4") x 3.10m (10' 2")

Shower Room: 2.00m (6' 7") 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.

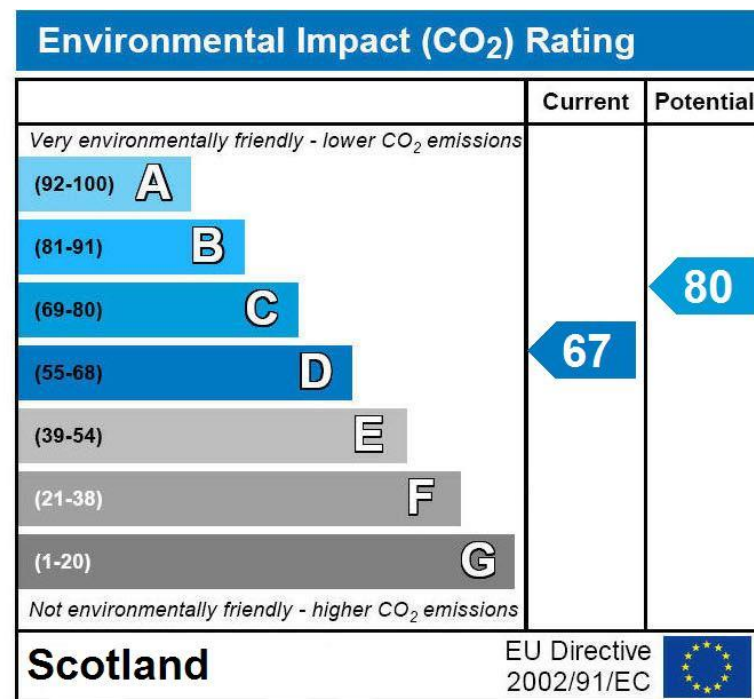


Energy Efficiency Rating

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 D (63)**. 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 D (67)**. 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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