



Mosshall Street
Newarthill, ML1 5HU

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Mosshall Street
Newarthill
ML1 5HU

Semi

5/6 Bedrooms
2 Receptions
3 Bathrooms



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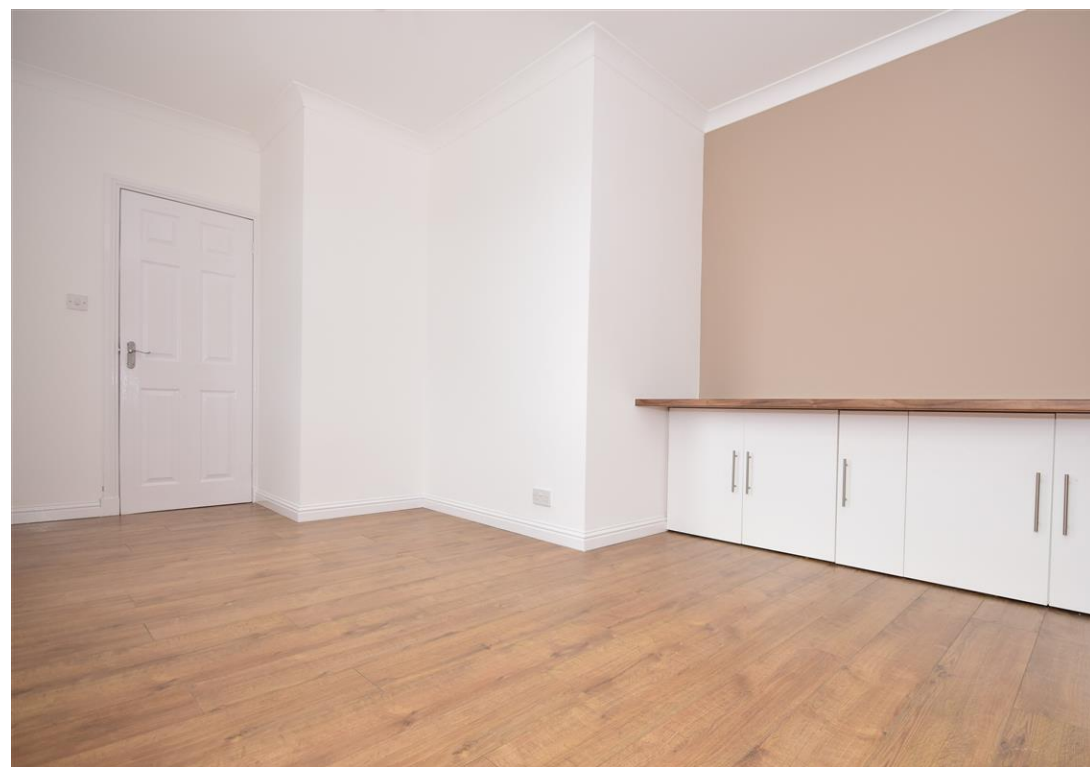
KEY FEATURES

- Semi-detached with large 2-storey extension
- Bright lounge and open plan dining room with neutral decor and french doors leading to the rear garden
- Gorgeous kitchen with white high gloss wall and floor units, contrasting oak coloured worktops, and red splashback. Separate Utility Room
- Downstairs shower room + main bathroom on the 1st floor + ensuite shower room in the main bedroom
- 5 bedrooms on the first floor - 3 have fitted wardrobes
- Additional room on the ground floor could be used as a 6th bedroom, 2nd lounge, games room or home office
- Fully enclosed rear garden with lawn area and decked patio. 3/4 car driveway to the front, with a lovely open outlook across farmland
- Close to local amenities, schools, and bus routes. Nearby train stations are Cleland, Carfin and Motherwell
- Just a few moments drive to the M8 motorway, as well as the M74
- COUNCIL TAX BAND: B - EPC RATING: C

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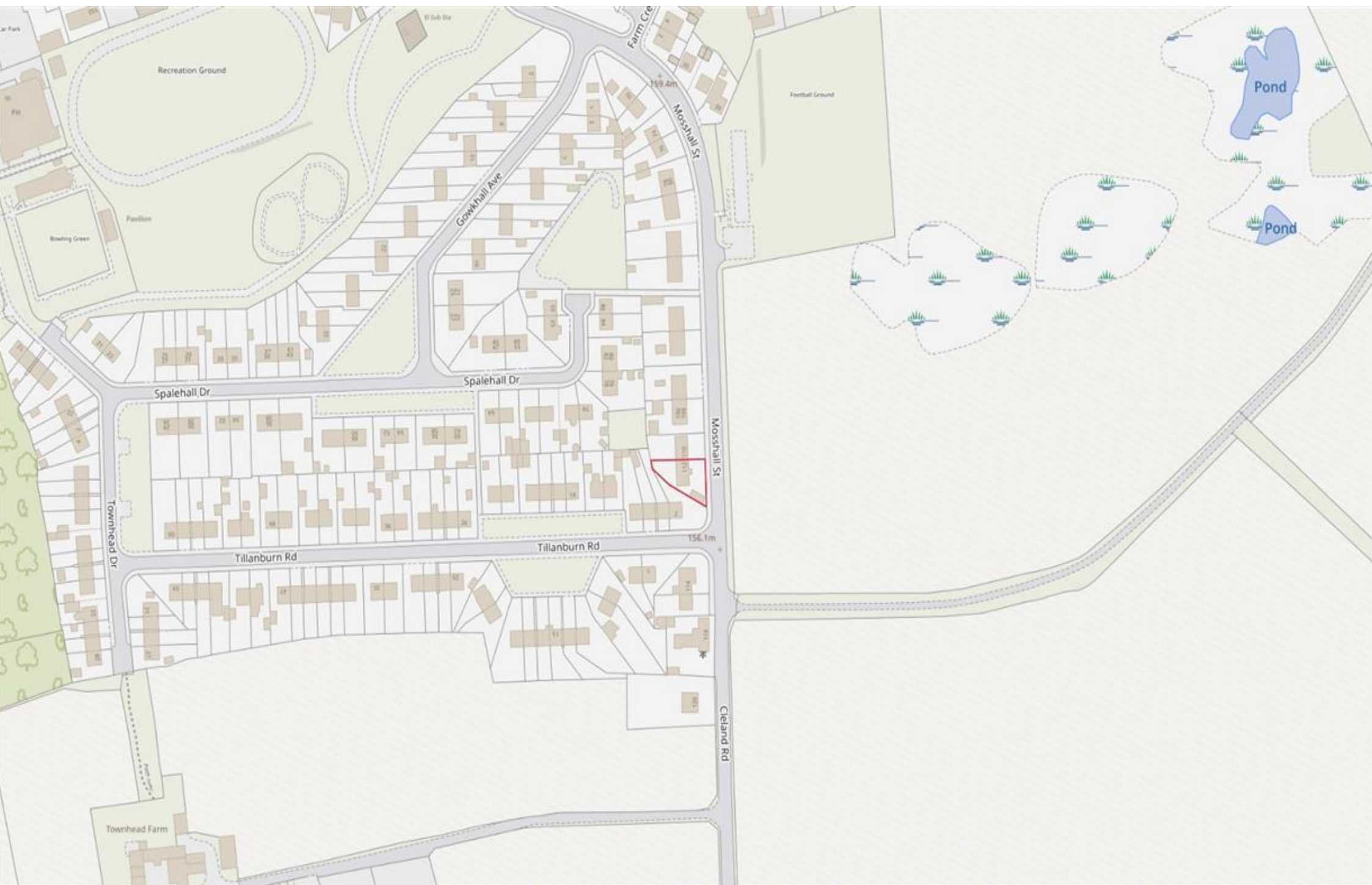












Mosshall Street, Newarthill, ML1 5HU

We are delighted to present to the market this rarely available 5/6 extended semi-detached home in Newarthill - Mosshall Street.

This fantastic home has spacious and flexible living accommodation over 2 levels which includes: A bright, front facing lounge with an open plan dining area, fresh neutral decor, laminate flooring and french doors leading out to the rear garden; gorgeous white high gloss kitchen with contrasting oak coloured worktops and red splashback; separate utility room; a dining room which could alternatively be used as the 6th bedroom, games room, 2nd lounge or home office/studio; downstairs shower room; modern & tiled family bathroom suite on the first floor; 5 bedrooms - 3 of which have fitted wardrobes; and an ensuite shower room in the main bedroom. There is gas central heating and double glazing.

Externally to the front is a 3-4 car driveway and decorative white chipped stones; and the enclosed rear garden has a decked patio area, lawn and perimeter hedges. There is a lovely open outlook to the front of the property across farmland.

Mosshall 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 a number of Primary Schools and a secondary school. Both Carfin and Cleland 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

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Lounge:
4.10m (13' 5") x 3.70m (12' 2")

Dining Room:
4.10m (13' 5") x 2.45m (8' 0")

Kitchen:
5.20m (17' 1") x 3.20m (10' 6")

Utility Room:
3.20m (10' 6") x 1.90m (6' 3")

Bedroom 6/2nd Lounge:
4.88m (16' 0") x 3.19m (10' 6")

Downstairs Shower Room:
2.50m (8' 2") x 1.60m (5' 3")

Bedroom 1:
4.00m (13' 1") x 3.50m (11' 6")

Ensuite:
3.80m (12' 6") x 1.10m (3' 7")

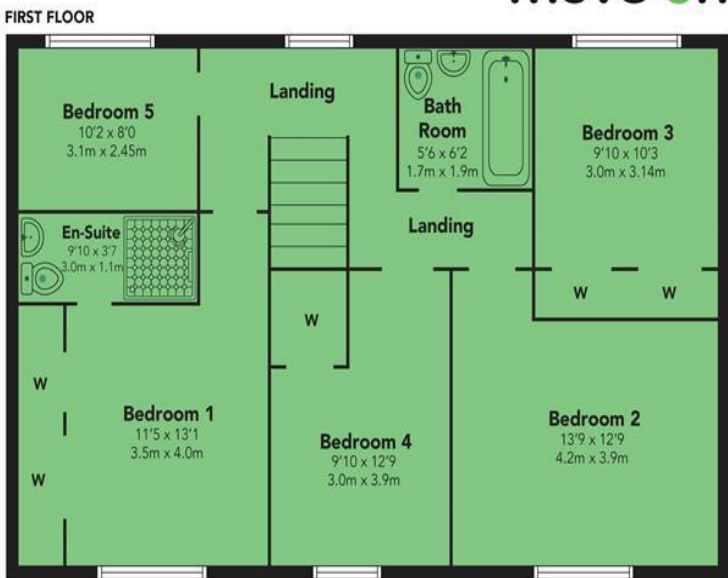
Bedroom 2:
4.20m (13' 9") x 3.90m (12' 10")

Bedroom 3:
3.14m (10' 4") x 3.00m (9' 10")

Bedroom 4:
3.90m (12' 10") x 3.00m (9' 10")

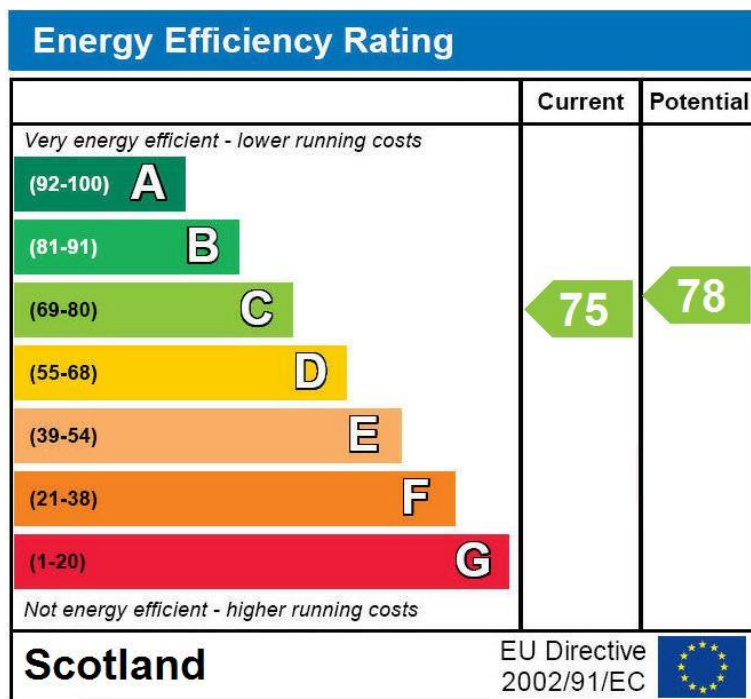
Bedroom 5:
3.10m (10' 2") x 2.45m (8' 0")

Family bathroom:
1.70m (5' 7") x 1.90m (6' 3")



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.

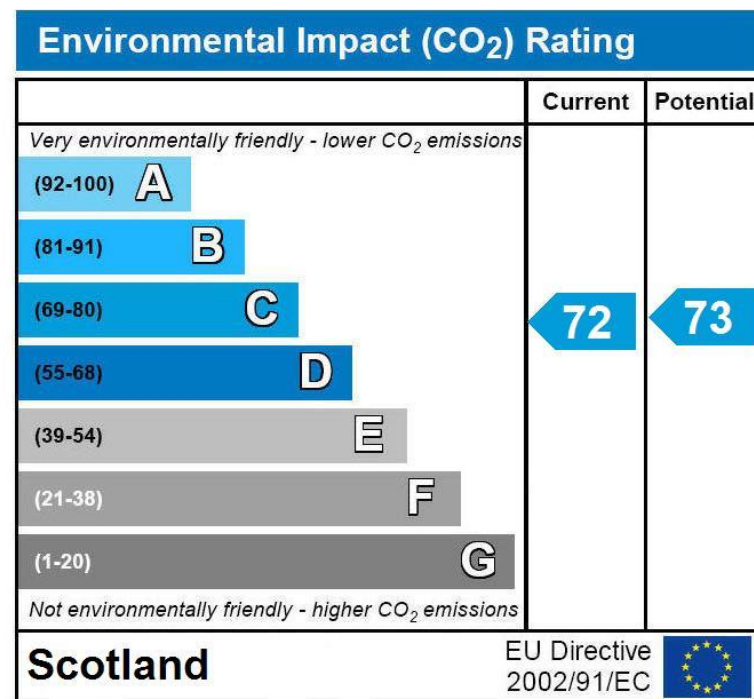


Energy Efficiency Rating

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 (75)**. 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 C (72)**. 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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