



Greenhill Road
Hareshaw, Cleland, ML1 5NF

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Greenhill Road
Cleland
ML1 5NF

Detached

4 Bedrooms
2 Receptions
4 Bathrooms



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KEY FEATURES

- Individually built luxury 4 bedroom detached villa with flexible living accommodation over 2 levels
- Welcoming entrance leading to a bright, open plan lounge with fresh, neutral decor and sliding doors leading out to the composite deck
- Stunning high gloss kitchen with breakfasting area
- Separate utility room + downstairs WC
- 2 x master bedrooms with ensuite bathrooms + 2 further bedrooms on each floor
- Further study room which could alternatively be a 2nd lounge, separate dining room or 5th bedroom
- Main bathroom suite on the first floor
- Sizeable and desirable plot, with fantastic views across farmland and green belt
- Sought after location in the village of Hareshaw, perfectly placed for commuting being just a few minutes' drive from the M8 motorway
- COUNCIL TAX BAND:F - EPC RATING: B



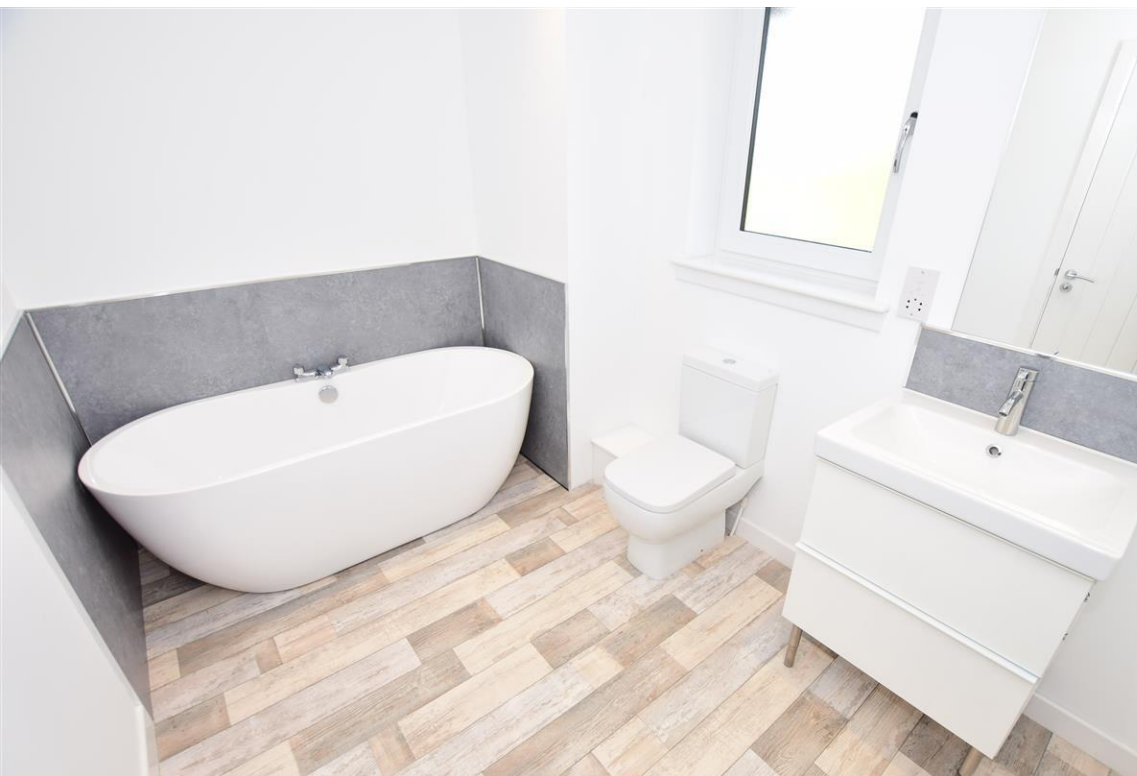
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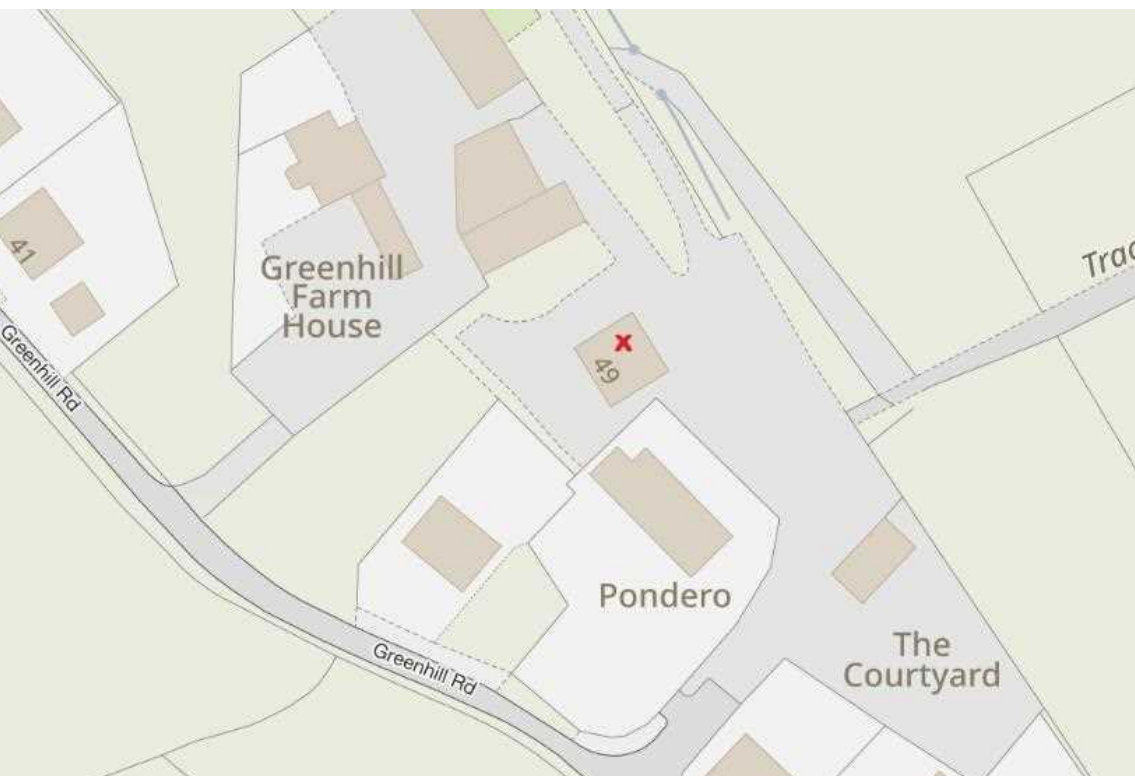
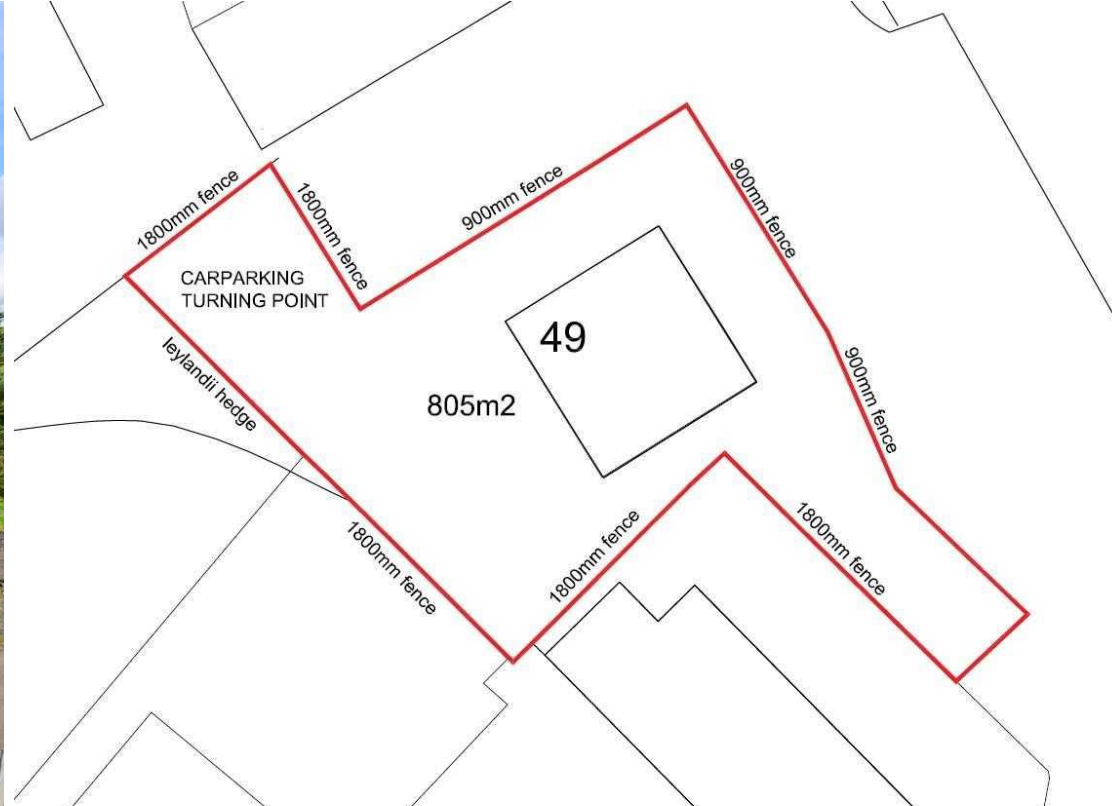


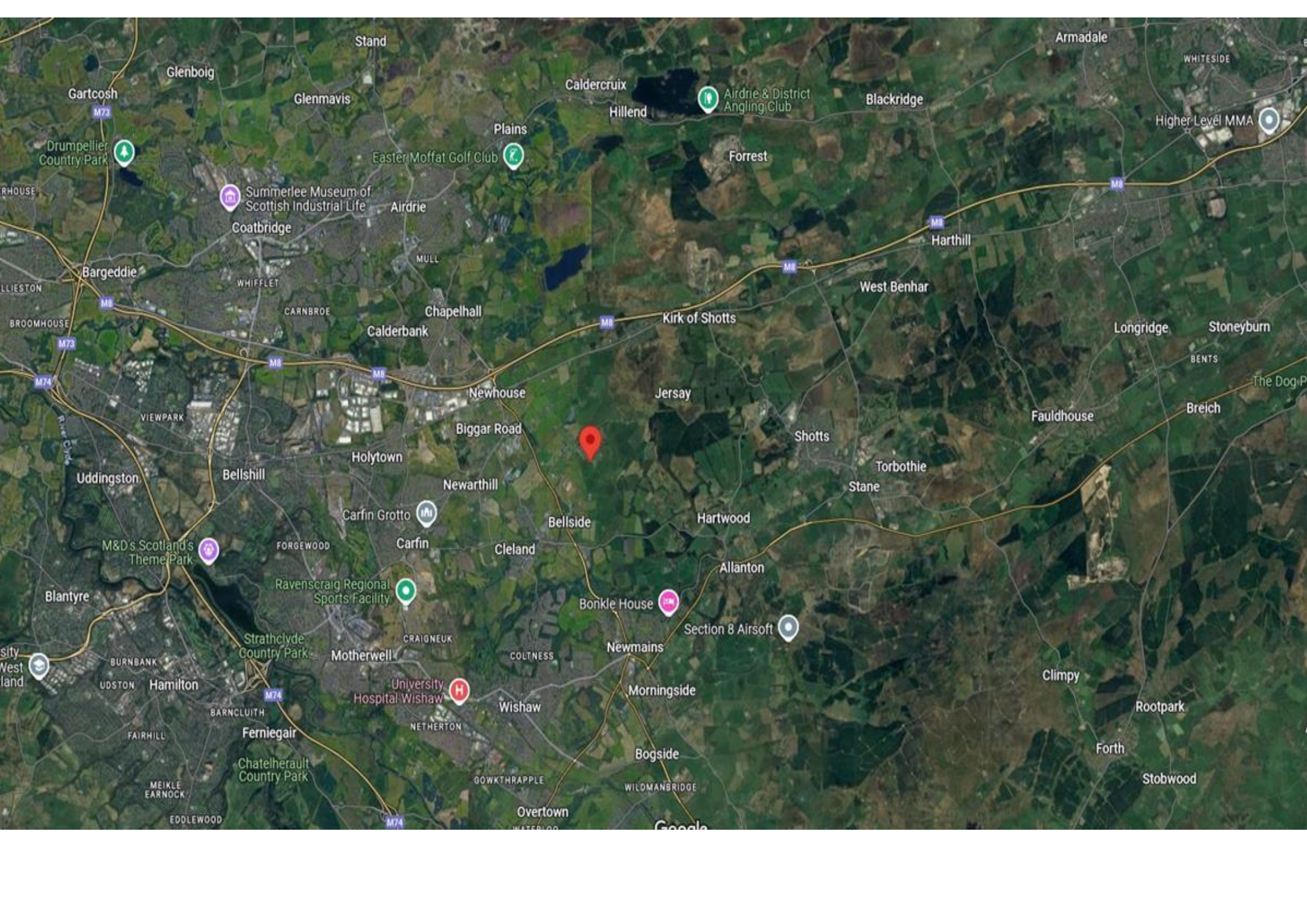












Gartcosh

Glenboig

Glenmavis

Stand

Caldercruix

Hillend

Airdrie & District Angling Club

Blackridge

Armadale

WHITESIDE

Higher Level MMA

Plains

Easter Moffat Golf Club

Forrest

Summerlee Museum of Scottish Industrial Life

Airdrie

Coatbridge

Harthill

Bargeddie

WHIFFLET

Chapelhall

West Benhar

MULL

Calderbank

Kirk of Shotts

Longridge

Stoneyburn

CARNBROE

Newhouse

Jersey

BENTS

The Dog P

Biggar Road

Fauldhouse

Breich

VIEWPARK

Holytown

Newarthill

Shotts

Torbothie

Stane

Uddingston

Bellshill

Carfin Grotto

Carfin

Bellside

Hartwood

FORGEWOOD

Cleland

Allanton

Blantyre

M&D's Scotland's Theme Park

Ravenscraig Regional Sports Facility

Bonkle House

Section 8 Airsoft

city West land

BURNBANK

Strathclyde Country Park

Motherwell

CRAIGNEUK

COLTNESS

Newmains

Section 8 Airsoft

Climpy

UDSTON

Hamilton

University Hospital Wishaw

NETHERTON

Wishaw

Morningside

Rootpark

FAIRHILL

Ferniegair

Chatelherault Country Park

NETHERTON

GOWKTHRAPPLE

Bogside

Forth

Stobwood

MEIKLE EARNOCK

EDDLEWOOD

Overtown

WILDMANBRIDGE

Google

Greenhill Road, Cleland, ML1 5NF

Move On are delighted to present to the market this individually built, 4 bedroom luxury detached villa in Hareshaw, Cleland - Greenhill Road.

This spacious family home has flexible living accommodation over 2 levels which includes : A bright and airy welcoming hallway and open plan lounge with fresh, neutral decor and sliding doors leading out to the composite deck; good sized kitchen with designer high gloss wall and floor units and breakfasting area; separate utility room; convenient downstairs WC; 2 x master bedrooms with ensuite bathrooms - one on the ground floor and one on the upper floor; 2 further double bedrooms, again one on each floor; and an additional study room which could alternatively be used as a 2nd lounge , games room, kids playroom or 5th bedroom. There is double glazing, and central heating is provided via an energy efficient air source heat pump.

Externally the property sits on a large plot extending to over 800 square metres, with a fantastic open outlook across farmland and the countryside. There is a long driveway wrapping around from front to back, providing off street parking for several cars, and leading to the large garden area. There is an option for any purchaser to have additional garden landscaping carried out for an additional cost.

Hareshaw, Cleland lies on the outskirts of Motherwell and is perfectly placed for those commuting to Glasgow or Edinburgh, being just a few minutes' drive from the M8 motorway, and close to Cleland train station. There are local amenities nearby in the villages of Cleland, Newarthill, Holytown and Newmains, including shops, restaurants, and schooling. Larger towns in the vicinity include Motherwell, Bellshill and Wishaw, which offer a wider range of retail and leisure facilities including Strathclyde Country Park, Golf courses such as Dalziel Park, Wishaw and Colvilles, Sports centres at Wishaw, Ravenscraig and Motherwell Aquatec, and most major supermarkets.

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ROOM MEASUREMENTS

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Lounge: 3.56m (11' 8") x 3.95m (13' 0")

Kitchen: 3.65m (12' 0") x 3.95m (13' 0")

Bedroom 1: 3.56m (11' 8") x 5.10m (16' 9")

Ensuite 1: 1.84m (6' 0") x 3.49m (11' 5")

Bedroom 2: 3.56m (11' 8") x 4.42m (14' 6")

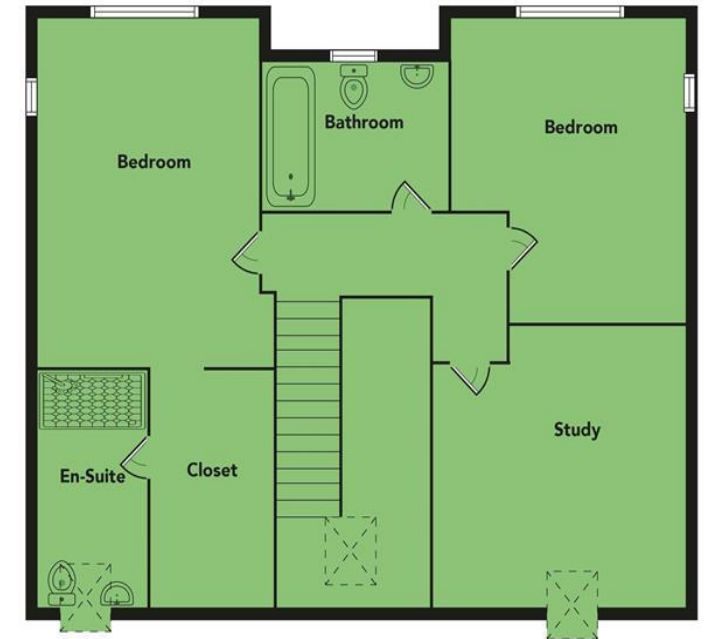
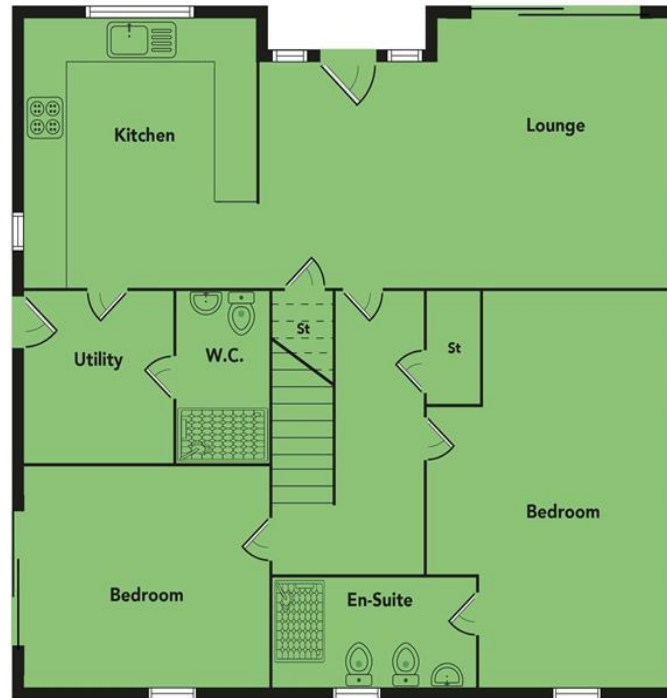
Study: 3.85m (12' 8") x 3.62m (11' 11")

Bedroom 4: 2.97m (9' 9") x 4.18m (13' 9")

Ensuite 1: 3.26m (10' 8") x 1.69m (5' 7")

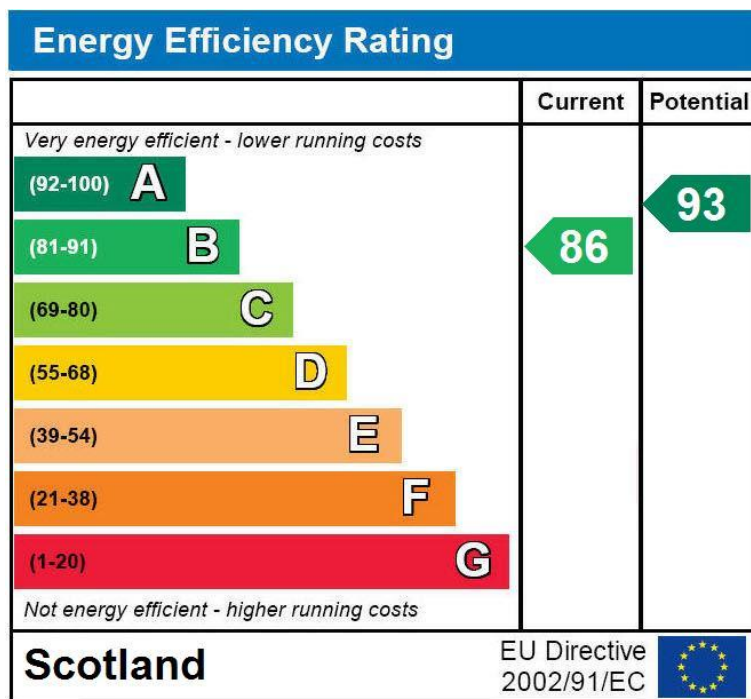
Family bathroom: 2.93m (9' 7") x 2.04m (6' 8")

Bedroom 3: 3.83m (12' 7") x 3.25m (10' 8")



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.

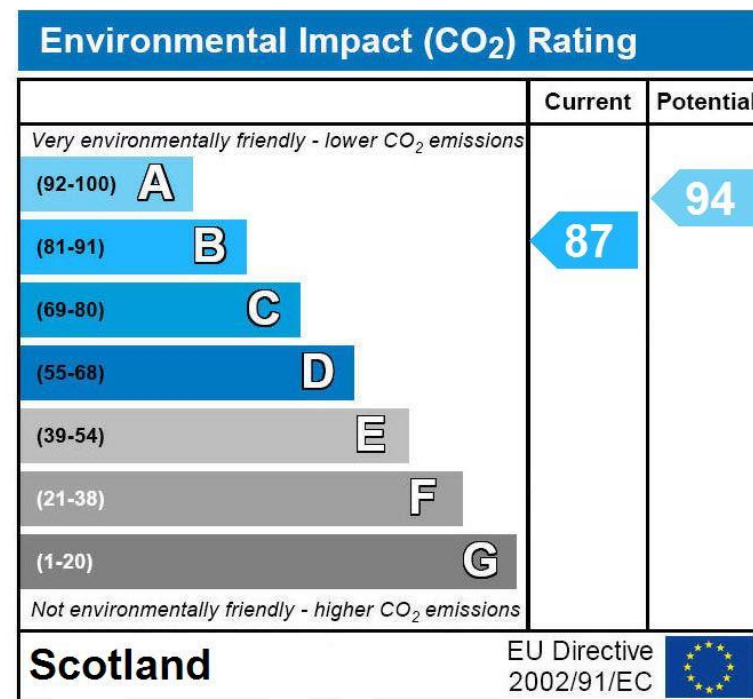


Energy Efficiency Rating

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 (86)**. 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 (87)**. 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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