

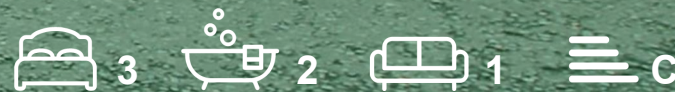


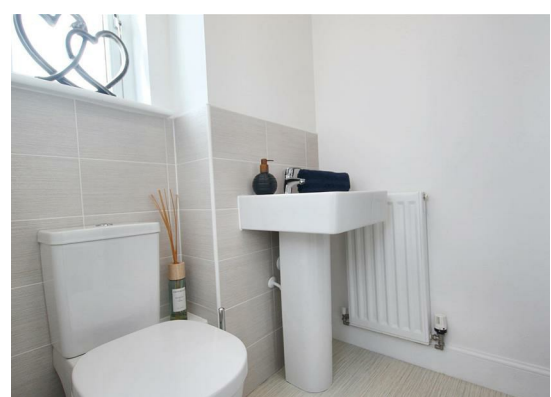
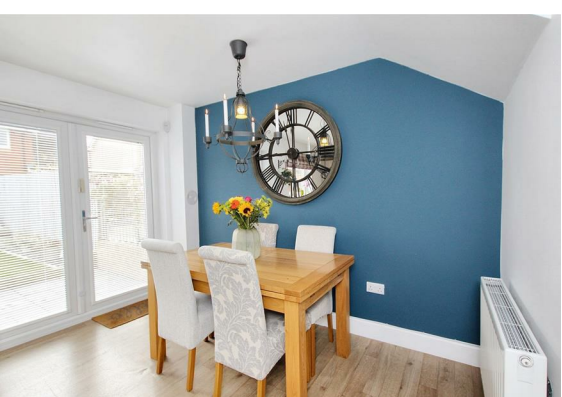
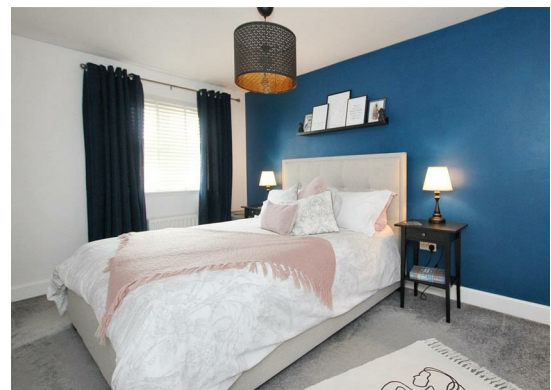
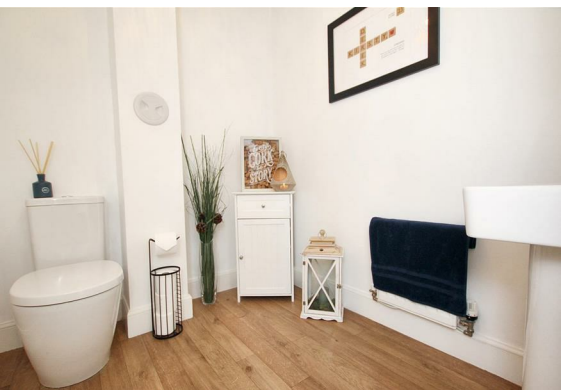
AB Properties



9 Willowburn Avenue  
, New Stevenson, ML1 4ZG

Offers over £210,000







Immaculately presented three-bedroom semi-detached villa situated within a popular modern development in New Stevenson, on the outskirts of Motherwell.

The property boasts generous and well-proportioned accommodation arranged over two levels with the ground floor comprising of a welcoming entrance vestibule, a spacious lounge, and a hallway with access to a convenient wc, a large storage cupboard, and a contemporary dining kitchen. The kitchen boasts a range of integrated appliances including an eye-level oven, gas hob, extractor fan, fridge-freezer, and washing machine, and the dining area enjoys French doors to the rear garden.

Upstairs offers a generous landing with another two storage cupboards, a modern family bathroom with shower over bath, a master bedroom with fitted wardrobes and an en-suite shower room, and a further two sizeable bedrooms.

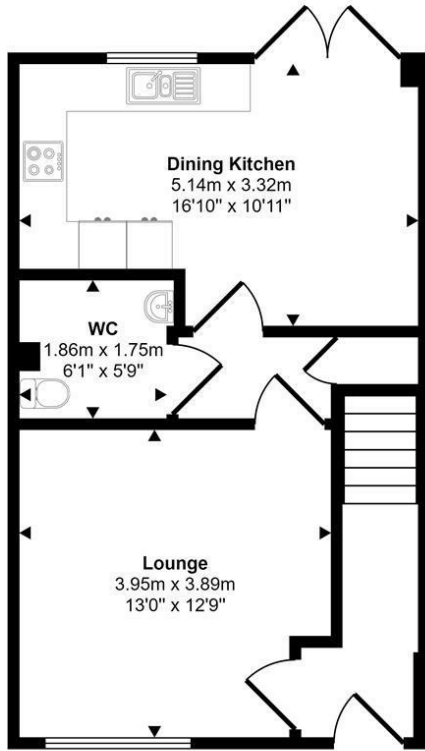
Additionally, the property benefits from gas central heating, double glazing, and a full alarm system.

Externally the property sits on an enviable plot with well-manicured landscaped gardens. Those to the front and side are primarily laid to lawn with an extensive monoblock driveway leading to a detached garage. The private rear garden includes an expensive slate patio and an artificial lawn with a pretty flowerbed border.

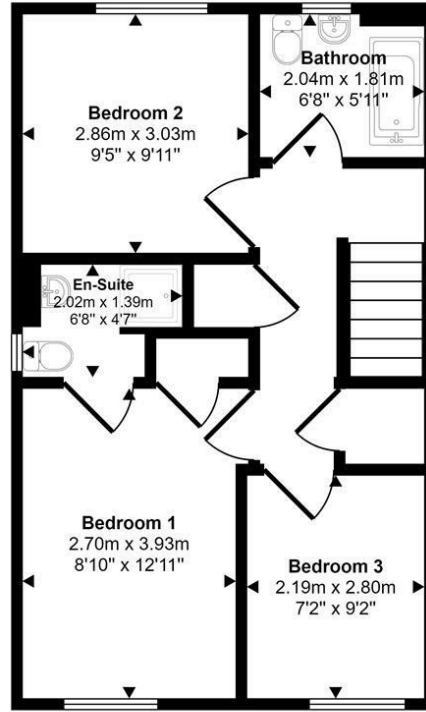
The property is conveniently situated for both the M74 and the M8, making it an excellent base for travel throughout the central belt as well as to the centre of Glasgow. There are nearby train stations at Holytown and Bellshill, both on the main line between Edinburgh and Glasgow Central Station. Other nearby towns include Motherwell, Hamilton and Coatbridge.



Approx Gross Internal Area  
87 sq m / 938 sq ft



Ground Floor  
Approx 44 sq m / 468 sq ft

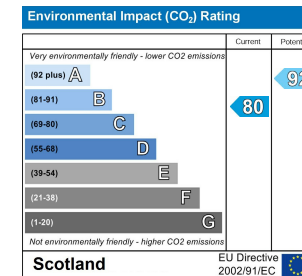
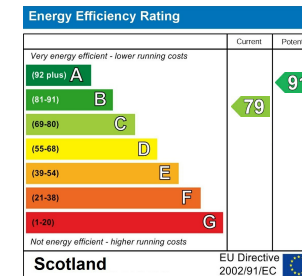


First Floor  
Approx 44 sq m / 470 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Graph



### Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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