



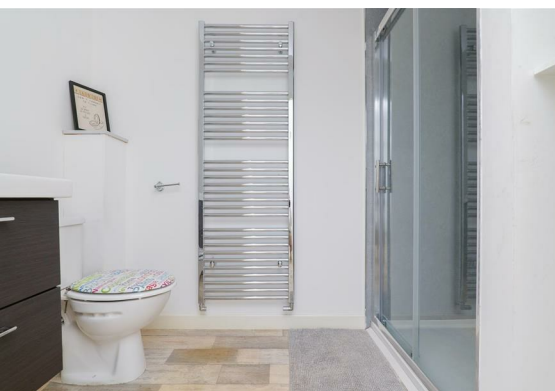
AB Properties



49 Greenhill Road  
Cleland, ML1 5NF

Offers over £425,000







Immediately impressive family home set within the picturesque location of Hareshaw, on the outskirts of Cleland. The peaceful setting offers breath taking panoramic views of the surrounding countryside, whilst being only a few moments' drive from local amenities, providing the best in semi-rural living.

This architect-designed villa blends contemporary elegance with the natural beauty of its surroundings and offers flexible accommodation set over two levels. The ground floor area comprises of a welcoming entrance hallway, a bright lounge, spacious dining room (or 5th bedroom), a well equipped kitchen with integrated double oven and hob, and a convenient shower room. A generous bedroom with ensuite shower room completes this level.

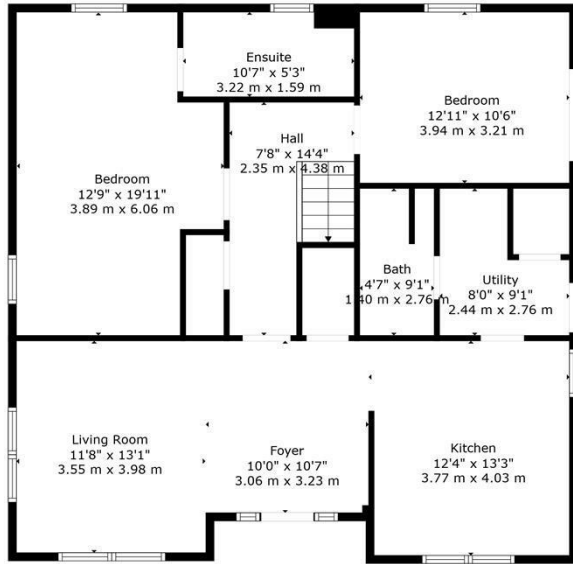
The upper level offers a spacious master bedroom with dressing area and ensuite shower room, two further double bedrooms and a luxurious master bathroom with freestanding bath.

An efficient air source heat pump system and double glazing have been installed.

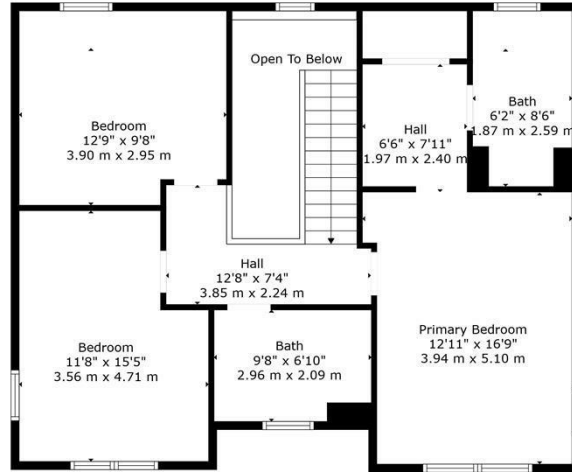
Externally there are good sized garden grounds to the front and rear and ample off road parking is available in the driveway.

Hareshaw is a small hamlet setting on the outskirts of Motherwell. Nearby Cleland is a few minutes' drive away and offers some local amenities including a mainline train station which provides a regular service to Glasgow and Edinburgh. The M8 and M74 motorway networks are also easily accessible





Floor 1

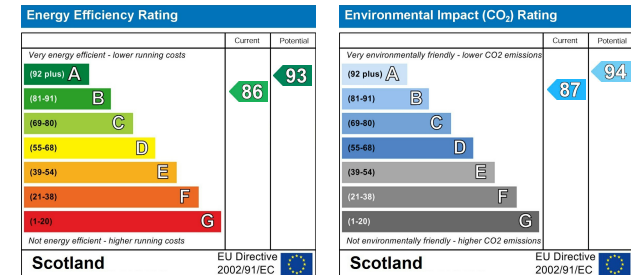


Floor 2

**TOTAL: 1902 sq. ft, 177 m2**  
 FLOOR 1: 1095 sq. ft, 102 m2, FLOOR 2: 807 sq. ft, 75 m2  
 EXCLUDED AREAS: LOW CEILING: 60 sq. ft, 6 m2, OPEN TO BELOW: 72 sq. ft, 7 m2



## 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.

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