



AB Properties



8 Archerfield Crescent
Newarthill, Motherwell, ML1 5FW

Offers over £319,995







Rarely available, this four-bedroom detached villa is located within a prestigious development in Newarthill, Motherwell. Occupying an enviable corner plot, this luxurious home offers well-proportioned and flexible living space, ideal for modern family life.

Built to a high specification and tastefully decorated throughout in a contemporary colour palette, the property is arranged over two levels. The ground floor comprises a welcoming reception hallway with access to a convenient WC and an integral garage. To the rear of the home, there is a formal lounge and an impressive full-length dining kitchen, enjoying direct access to the beautifully landscaped garden via patio doors. The kitchen is fitted with a range of high-quality appliances including a mid-height double oven, ceramic hob, fridge-freezer, and a breakfast bar for informal dining.

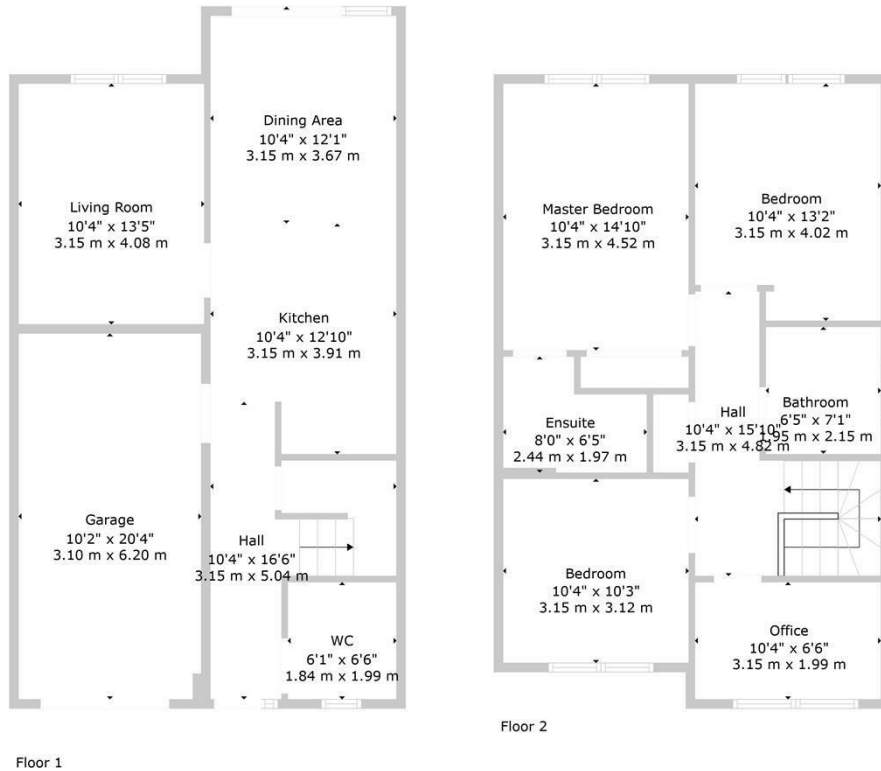
Upstairs, the property offers a stylish family bathroom with shower over bath, a beautiful master suite featuring mirrored sliding wardrobes and a modern en suite shower room, and a further three bedrooms.

Further features include gas central heating, double glazing throughout, and excellent storage options.

Externally, the front of the home boasts a well-maintained lawn and a mono bloc driveway providing access to the single garage. The private rear garden enjoys open countryside views and has been landscaped to a high standard with a porcelain-tiled patio, astro-turf lawn, decked area, and an outhouse—perfect for entertaining and outdoor living.

Ideally positioned within easy reach of Motherwell Town Centre, residents benefit from a wide range of amenities including shops, cafes, and sports facilities. The property is also located within the sought-after catchment area for Dalziel High School. Excellent transport links are nearby, with train services offering direct routes to Glasgow and Edinburgh. The M73, M74 and M8 motorways are also easily accessible, making this an ideal location for commuters.

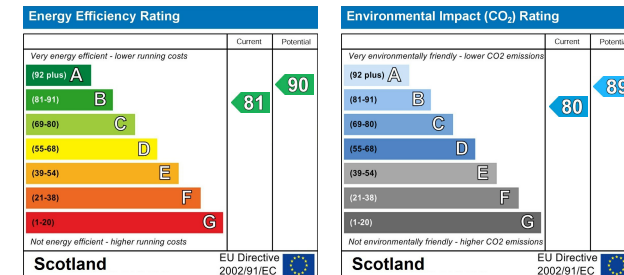




TOTAL: 1236 sq. ft. 115 m2
 FLOOR 1: 539 sq. ft. 50 m2, FLOOR 2: 697 sq. ft. 65 m2
 EXCLUDED AREAS: GARAGE: 207 sq. ft. 19 m2, WALLS: 128 sq. ft. 12 m2



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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