



AB Properties



7 Otter Grove

, Motherwell, ML1 1AG

Offers over £207,500



3



2



1











Beautifully presented three-bedroom semi-detached home situated in the highly desirable Ravenscraig area of Motherwell.

Arranged over two levels, this property offers spacious and well-proportioned accommodation throughout.

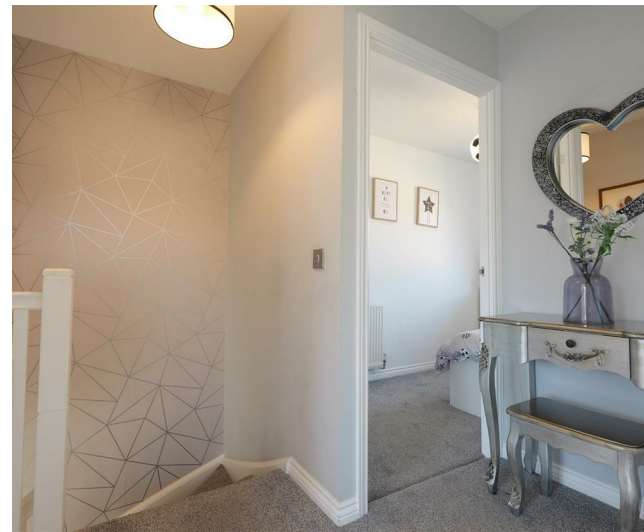
On the ground floor, you'll find a welcoming entrance hallway and a convenient WC. The bright and spacious lounge features an attractive media wall and French doors that open out to the rear garden, creating a seamless indoor-outdoor living experience. The modern kitchen is well-equipped with a mid-height double oven, gas hob, extractor hood, and integrated appliances including a dishwasher and fridge-freezer.

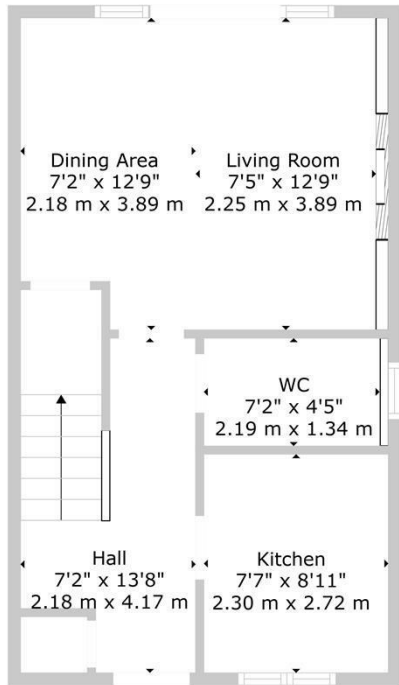
Upstairs, the property boasts a generously sized master bedroom complete with a stylish ensuite shower room, along with two further bedrooms. Both the master and second bedroom benefit from fitted storage, offering practical space-saving solutions. Completing the upper level is a luxurious family bathroom finished in a tasteful colour pallet.

Further features include gas central heating and double glazing throughout. Excellent storage is available in the entrance hallway.

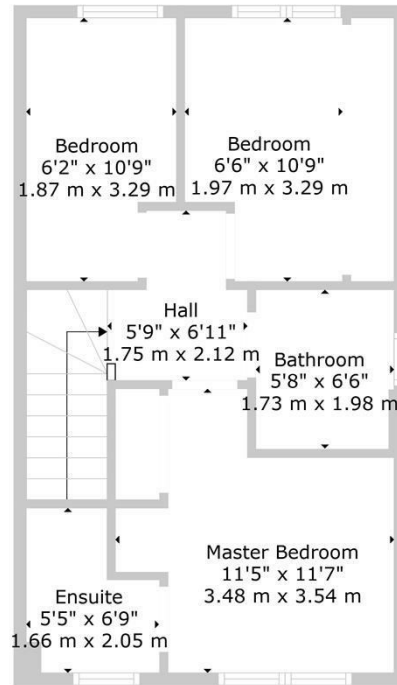
Externally, the home is set within beautifully landscaped gardens to both the front and rear. The rear garden is fully enclosed and features a stunning garden room, finished to a high specification. With double glazing, power, and lighting, this versatile space is ideal as a games room, home office, or a peaceful lounge retreat. A sizeable driveway offers secure, off road parking.

Positioned within the much sought after Ravenscraig development, this area is attractive to a wide range of buyers with its excellent schools, transport links, shopping and recreational facilities nearby.



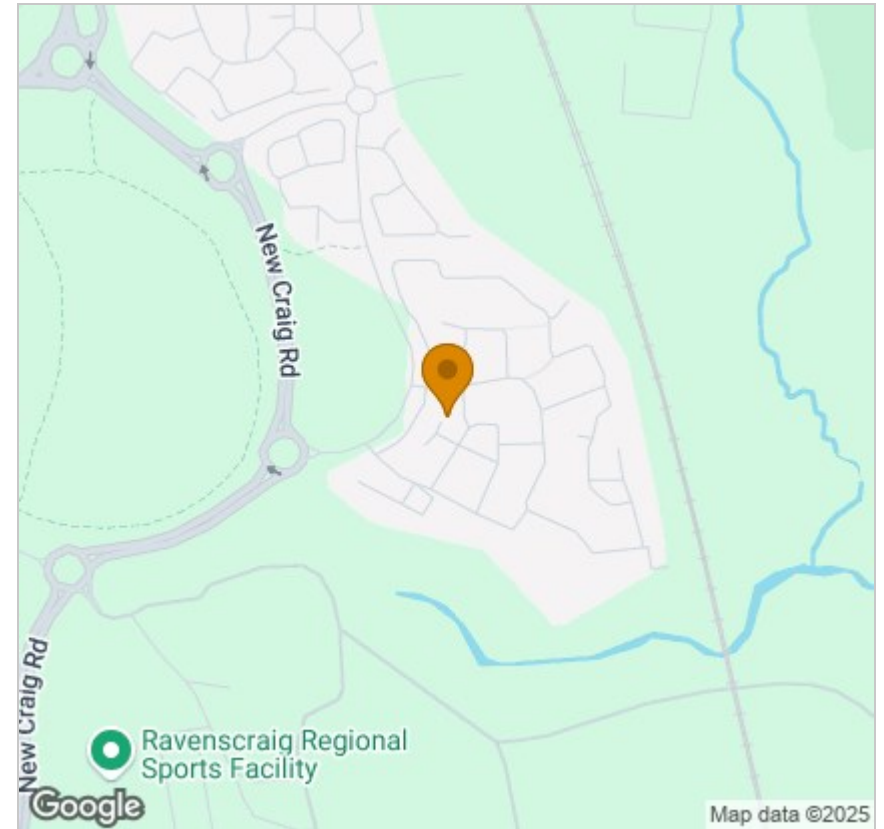


Floor 1

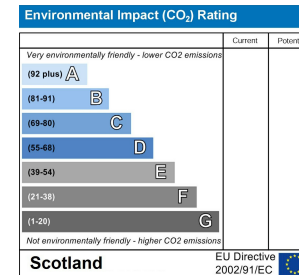
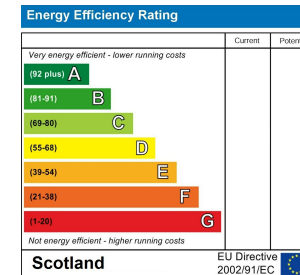


Floor 2

**TOTAL: 806 sq. ft, 74 m<sup>2</sup>**  
 FLOOR 1: 403 sq. ft, 37 m<sup>2</sup>, FLOOR 2: 403 sq. ft, 37 m<sup>2</sup>  
 EXCLUDED AREAS: WALLS: 72 sq. ft, 8 m<sup>2</sup>



## 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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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk