





Motherwell

Birniehill Road, Hareshaw, ML1 5GX

Independent Estates



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Directions

Traveling from Bellside Roundabout continue toward M8 via Carlisle Road, After railway bridge take your first right onto Fernieshaw Road. Continue along this country road until T junction and turn left onto Greenhill Road. Take your next right onto Birniehill Road just before village and property is located on your left identified by our for sale board.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Vestibule	1.64m x 1.51m	Hallway	4.32m x 2.26m
Lounge	5.96m x 3.53m	Kitchen/Family Room	8.24m x 4.78m
Utility Room	3.95m x 2.02m	Dining Room	6.71m x 4.41m
Office	4.76m x 3.53m	Shower Room	2.02m x 1.84m
Bedroom One	5.87m x 3.54m	Dressing Room	4.74m x 1.67m
En-Suite	4.73m x 1.72m	Bedroom Two	4.71m x 3.73m
En-Suite	2.83m x 2.24m	Bedroom Three	4.42m x 4.06m
En-Suite	2.22m x 1.80m	Bar Room	10.79m x 3.53m
Garage	6.96m x 3.56m		

Independent Estates are proud to welcome to the market this magnificent opportunity to purchase this grand detached executive family villa. Providing bright, contemporary designed and beautifully proportioned accommodation over two levels. Located in a highly sought after countryside locale, on the outer perimeter of Hareshaw village, with far reaching open countryside views and generous plot. The location lends itself well for access to local services in nearby Motherwell, Wishaw and Cleland, for primary and secondary schooling, health and leisure facilities, supermarkets, independent retailers and Cleland train station is four minutes away by car. The location provides quick and easy access to all major road networks including M8 motorway provide a swift and easy commute to Glasgow/Edinburgh city centres and airports. In addition the area also benefits from nearby private equestrian riding centre, fishery and private secure dog exercise fields.

Accommodation comprising: Entrance to property via front facing upvc door with glass insert leading to entrance vestibule with fitted storage and tiled flooring. Reception hallway again with tiled flooring gives access to lounge, dining/kitchen and family room, formal dining, shower room, storage and carpeted staircase with decorative timber balustrade. Front facing lounge with laminated flooring. Formal dining room/bedroom four again with vinyl flooring and front facing window. The dining room benefits from additional large recess currently used as office space which has been prepared to accommodate a large ensuite should the new custodian wish. The dining room leads to large front facing office/dressing room with vinyl flooring. Spacious dining/kitchen family room positioned to rear of property with kitchen space providing wide range of base and wall mounted units, ample work surfaces, breakfasting bar, double electric oven, induction hob, over head extractor, integral dishwasher, fridge freezer, feature lighting and tiled flooring. Spacious family area boasting feature fireplace incorporating wood burner, decorative media wall, side facing French doors opening into garden and tiled flooring. Kitchen space gives access to large fully appointed utility room with range of base and wall mounted units, ample work surfaces, sink, plumbing for washing machine, vinyl flooring and half glazed exterior door leading to rear garden. Large shower room comprising low flush wc, wash hand basin, shower cubicle, fully tiled walls, tiled flooring and heated towel rail.

Carpeted upper landing with decorative balustrade gives access to three large bedrooms, entertainment room, and loft access. Master bedroom with front facing window elevation and fitted carpet. The master bedroom provides hidden access to walk in closet/dressing room and master ensuite. Rear facing ensuite provides luxurious four piece suite including low flush wc, wash hand basin with vanity, double shower cubicle with drench shower, bath tub, heated towel railing, fully tiled walls and flooring. Bedroom two is again rear facing with full length fitted wardrobes and high quality laminated flooring. Large rear facing ensuite comprising low flush wc, wash hand basin with vanity, double shower cubicle with drench shower, fully tiled walls, tiled flooring and heated towel rail. Bedroom three enjoys front facing window elevation with full length fitted wardrobes and fitted carpet. Ensuite with front facing velux window formation, low flush wc, wash hand basin with vanity, double shower cubicle with drench shower, fully tiled walls, tiled flooring and heated towel rail. Large entertainment/games room complete with custom made bar, lounge area, front and rear window formations.

The property boasts full oil fired central heating, sonos sound system internally and externally at patio area, solar panels, double glazing and alarm with CCTV system throughout. The property is positioned within sizable grounds with large gravel driveway to the rear providing ample parking for five cars and giving access to large garage with automatic roller door, electricity and lighting supplied. Expansive side garden enjoys open aspect countryside views with large lawn area decorative planting and generous paved patio ideal for alfresco dining and entertaining, Front garden is again of large proportions and laid to lawn with paved pathway.



Offers Over £475,000