



HEMMINGS HOMES

OFFERS OVER

£255,000

Easterbrae

Motherwell, ML1 2ET

PROPERTY SUMMARY

Ideally located on a corner plot in the heart of the highly sought-after North Lodge area of Motherwell, this exceptional three-bedroom detached villa in Easterbrae offers a rare opportunity to enjoy spacious family living in one of the town's most prestigious residential pockets. Designed with both comfort and style in mind, the property features generous accommodation throughout, including a bright and airy sunroom that flows seamlessly into the garden, and a versatile garage conversion that provides the perfect space for a home office, gym, or entertaining area.

The ground floor boasts a welcoming entrance hall leading to a spacious lounge and a modern, well-appointed kitchen that opens into the sunroom—an ideal spot for relaxing or enjoying family meals while overlooking the private rear garden. Upstairs, three well-proportioned bedrooms offer ample space for growing families, with the primary bedroom benefiting from en-suite facilities for added luxury and convenience.

North Lodge is renowned for its leafy streets, attractive properties, and peaceful yet well-connected setting. Families will appreciate the excellent local schooling, with the property falling within the catchment area for the highly regarded Dalziel High School, known for its outstanding academic reputation. Younger children are equally well catered for, with respected primary schools nearby.

Transport links are another key advantage of this location. Motherwell train station is within walking distance and provides frequent direct services to Glasgow, Edinburgh, and beyond—making it ideal for commuters. The nearby M74

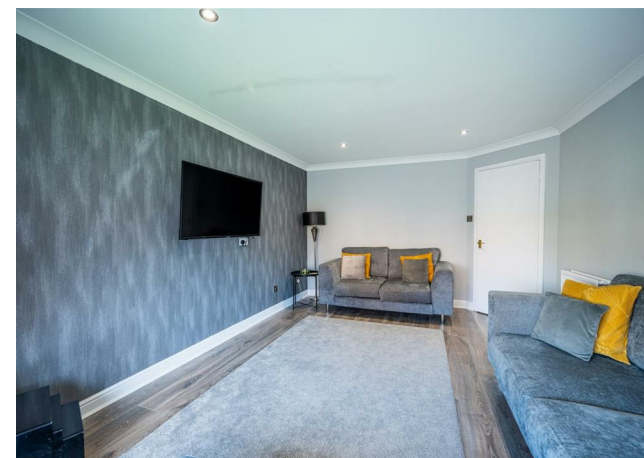
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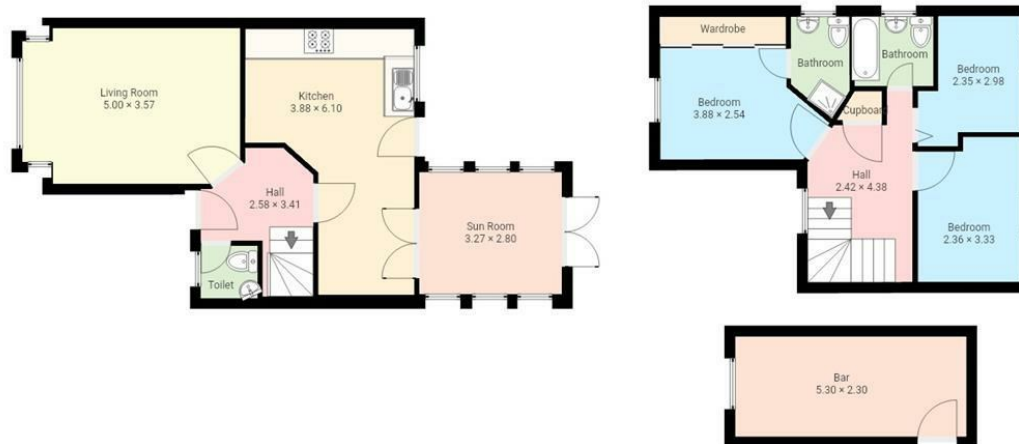
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LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Scotland | EU Directive 2002/91/EC | |

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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