



RESIDENCE

2 Nevis Drive, Motherwell, ML1 2JU

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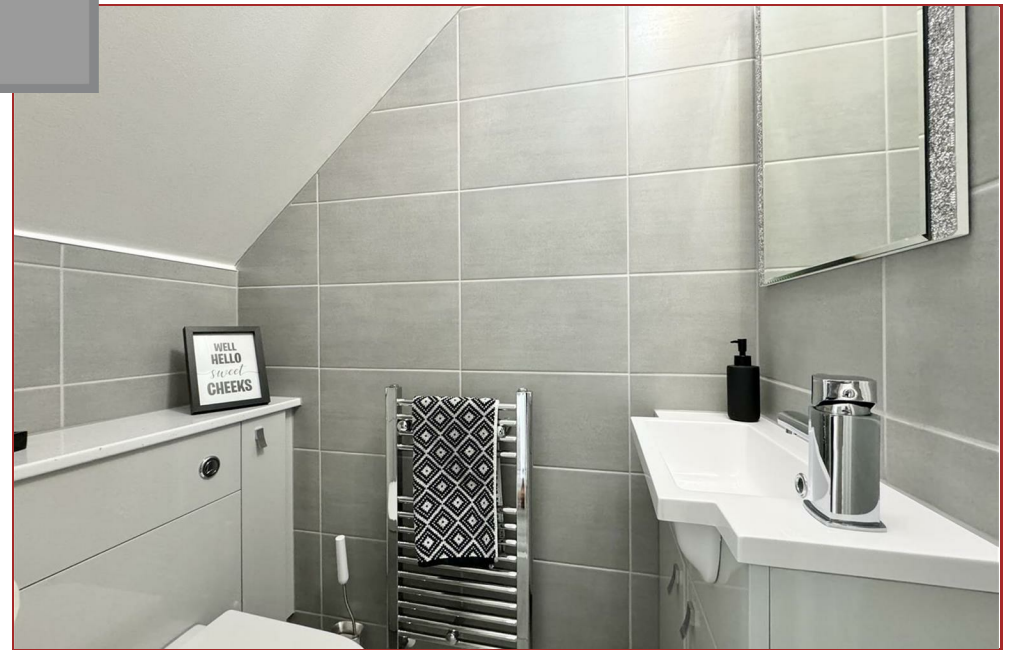


Viewing by appointment with Residence Hamilton

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4 Bedrooms | 3 Public Rooms | 3 Bathrooms



This spacious and beautifully presented family villa offers great-sized rooms which are particularly versatile in their use. The spacious kitchen incorporates a range of integrated appliances, with separate utility room for additional appliances on the upper level but could be changed back to a bedroom easily. The bedrooms are generously sized and have excellent built-in storage, whilst the principal bedroom has an en-suite shower room. Additional features include gas central heating, double glazing and a security alarm system. The Garden Room extension has fabulous light coming in through with full width Bi-Fold doors which gives access to the wonderfully designed private rear garden.

The accommodation is bright, airy and comprises a large reception hall, cloakroom wc, formal bay window lounge/dining room, garden room extension, bedroom five/office garage conversion and dining kitchen. The upper floor features, a large principal bedroom with an impressive en-suite, three further additional bedrooms with one being utilised as a utility room. Compelling the accommodation is the modern three-piece family bathroom.

Occupying a great corner plot within the development and enjoying great privacy, the home sits within well-kept gardens with lawn and patio areas and trees. There is a driveway to the front that will comfortably fit two cars.

Motherwell provides a wide choice of shopping facilities and several highly regarded schools. The area has a wide choice of sports facilities, such as golf, tennis, bowling, swimming and country parks including the nearby Strathclyde Country Park and Chatelherault Parks. For those commuting by bus or train there are excellent and regular links to the surrounding towns and cities including Glasgow and Edinburgh.

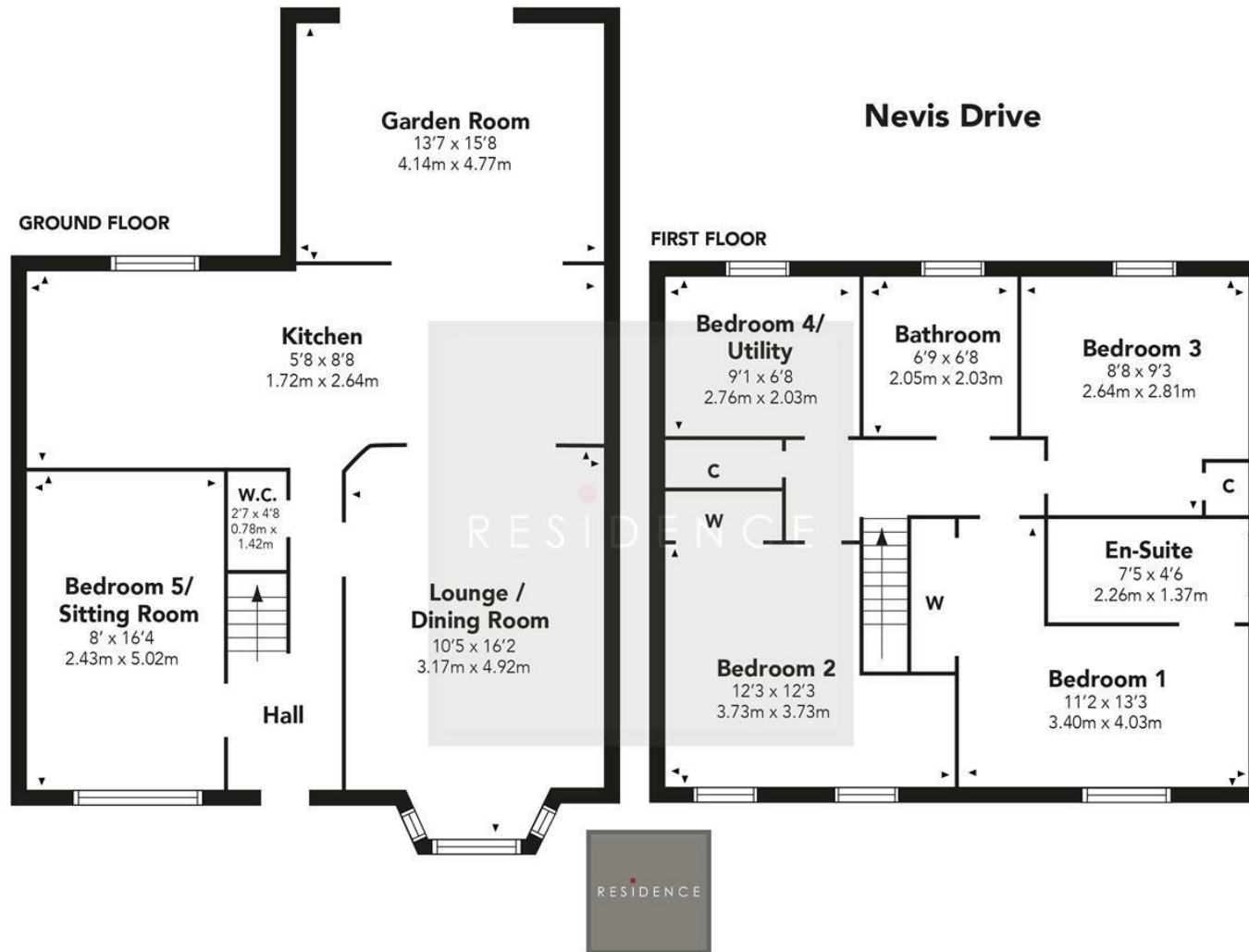


1442.36 sq ft | EER = C



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.