



RESIDENCE

45 Bell Quadrant, Carfin, ML1 4GR

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Viewing by appointment with Residence Hamilton

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5 Bedrooms | 2 Public Rooms | 3 Bathrooms

Located within a popular residential development conveniently situated for local shops and amenities, this most impressive and very well-presented 5 bedroomed family detached villa is sure to be popular.

Finished with fresh, stylish tones throughout and in walk in condition, the accommodation comprises entrance hallway, spacious lounge with aspects to front, focal point media wall and open plan arrangement to a recently fitted, contemporary designed breakfasting size kitchen with integrated appliances and feature glass mirrored wall.

Utility room with ample space for white goods, access to the side and access to a cloakroom/wc with 2-piece suite.

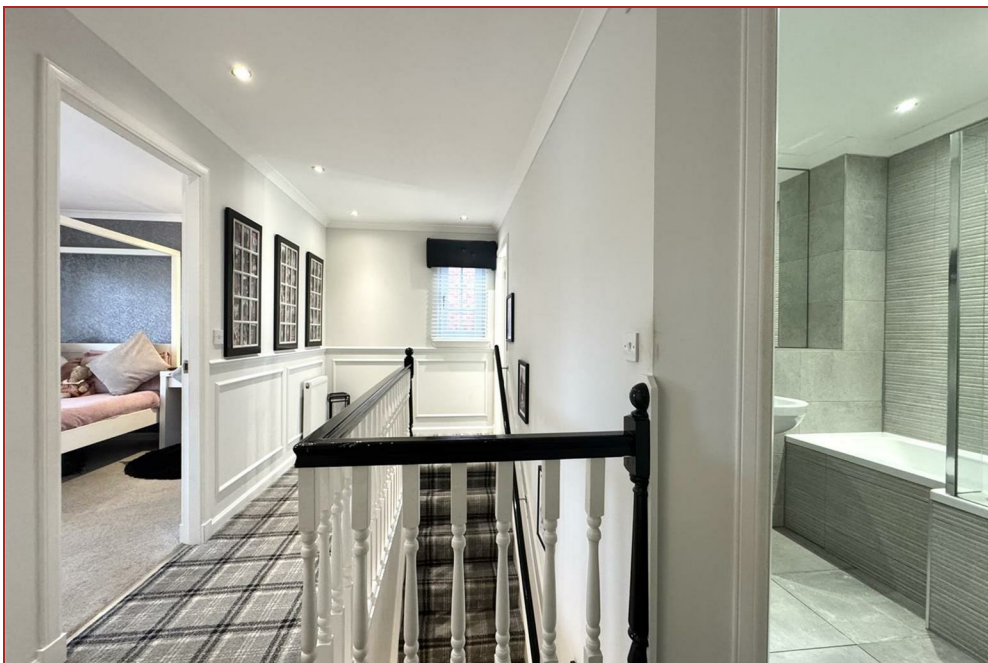
The former garage has been successfully converted to a downstairs 5th bedroom with fitted wardrobes. On the upper floor there are 4 bedrooms with master en-suite shower room and a separate, modern fitted family bathroom.

Early internal viewing is highly recommended.

Features of the property include gas central heating, double glazing, maintained gardens with artificial lawn, decking and feature cabin/bar for entertaining and a monobloc driveway.

Early viewing is highly advised.

Carfin is located close to Motherwell Town Centre which has a great choice shops, bars and restaurants. Motherwell is also home to excellent sports facilities including golf, tennis, bowling, swimming and country parks such as Strathclyde Country Park. For those commuting by bus or train, there are excellent and regular links to the surrounding towns and cities including Glasgow and Edinburgh whilst the road network provides access both north and southbound on the M74 motorway.



sq ft | EER =



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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.