



RESIDENCE

44 Paragon Drive, Motherwell, ML1 3FY

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Viewing by appointment with Residence Hamilton

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## 3 Bedrooms | 1 Public Room | 2 Bathroom

This well presented, Springfield built family mid-terraced villa occupies an excellent position within the desirable Hamilton Road development.

This spacious and well-proportioned family home offers a well-designed layout formed over 2 levels. The ground floor extends to welcoming entrance hall with modern cloakroom/wc, under stairs storage and staircase leading to the upper floor level. The spacious lounge provides aspects to front, dining size kitchen with integrated appliances and a range of base and wall mounted storage units with worktop surfaces. The kitchen also benefits from breakfasting bar and has rear facing French doors overlooking the garden.

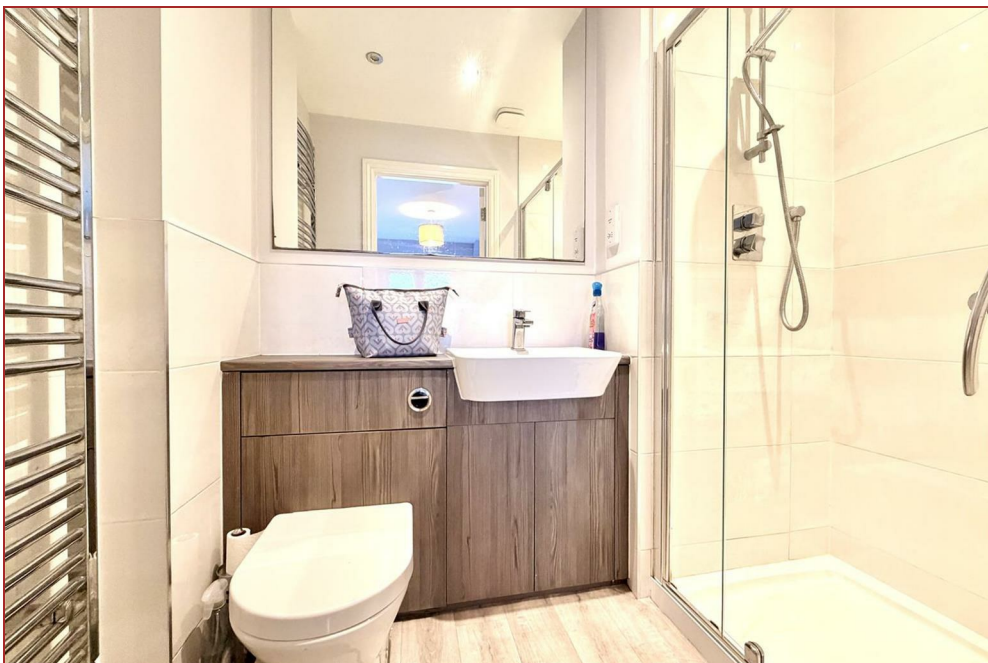
On the upper floor there is a good-sized landing that provides access to the 3 bedrooms with master en-suite shower room. There is a stylish, separate family bathroom finished with quality sanitary ware, tiling and chrome heated towel rail.

The floor plan shall provide you with a detailed layout, however we recommend viewing to appreciate the quality of finishing's, spacious layout and the convenient setting that's on offer.

Further features include gas central heating, double glazing, designated parking bays and gardens to the rear.

The Hamilton Road development has a private play park.

Paragon Drive is located at the site of the old bus depot between Hamilton Road and Airbles Road, these homes are in a prime location just across from Strathclyde Country Park. Motherwell town centre provides a selection of shops, bars and restaurants and is a few minutes away by car. There are easily accessible public transport links with convenient bus and rail routes to the surrounding areas. For those commuting by car the M74 motorway network is a short away, providing access to Glasgow, Edinburgh and the Central Belt.



1076.00 sq ft | EER = B

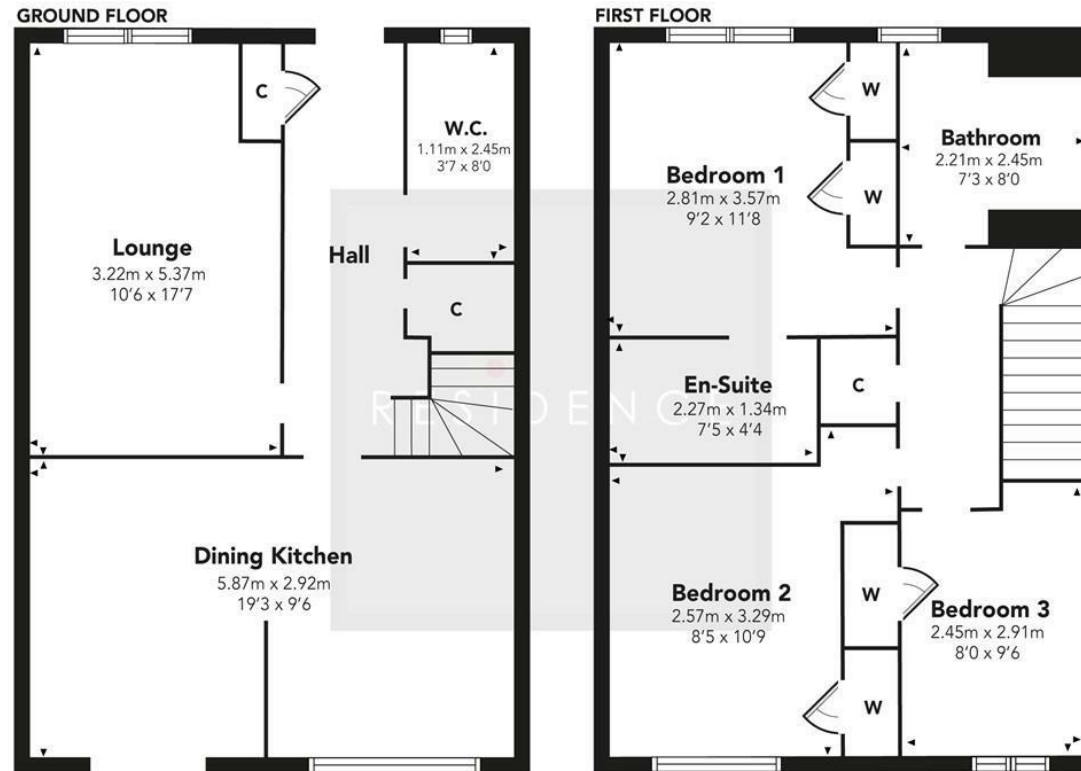




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## Paragon Drive



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.