



**SEMI DETACHED VILLA**

12 ATLIN DRIVE  
NEW STEVENSTON  
ML1 4FB

# 12 ATLIN DRIVE, NEW STEVENSTON ML1 4FB



Requiring refurbishment, a modern SEMI VILLA by Beazer Homes circa 1997 and situated within the Brannock Gate development. Offering excellent family accommodation, the property requires general internal modernisation and offers the excellent opportunity to refurbish the property to the purchaser's own style and specification.

Entrance hall with cloaks cupboard and downstairs toilet, lounge to front with storage cupboard extending below stairs, semi open plan dining room with patio doors onto rear garden, breakfasting kitchen with window to rear and door to side.

First floor: main bedroom to front comprising a double with built-in mirror wardrobes, additional double bedroom to rear with single wardrobe/storage cupboard, single bedroom to front with cupboard, shower/wet room. The property has double glazing.

The property has private gardens to front and rear, driveway to side.

Brannock Gate comprises a small development just off Quarry Street and a few minutes to Merry Street and Motherwell Town Centre, convenient for Bellshill, Holytown and access to the motorway network. The property is nearby Holytown Primary and Brannock High School, Taylor High School and a short walk to Holytown Station.

Please note this property is being "sold as seen".

## Measurements

LOUNGE	16'10 (5.14m) x 12'7 (3.84m)
DINING	9'6 (2.92m) x 7'6 (2.29m)
KITCHEN	9'8 (2.94m) x 7'11 (2.44m)
TOILET	5'6 (1.70m) x 3'1 (0.95m)
FIRST FLOOR	
BEDROOM ONE	13'8 (4.17m) x 8'4 (2.54m)
BEDROOM TWO	10'7 (3.23m) x 9'2 (2.81m)
BEDROOM THREE	10'7 (3.23m) x 7'3 (2.21m)
SHOWER ROOM	6'3 (1.92m) x 6'2 (1.88m)

## Travel Directions

Travelling north along the A723 from the roundabout at the junction with Carfin Street, continuing to the next roundabout turn left onto Quarry Street, first right onto Atlin Drive and number 12 is on right.

## Viewing

By appointment with Miller Beckett & Jackson, 0141 204 2833.

## EPC

C

## Council Tax

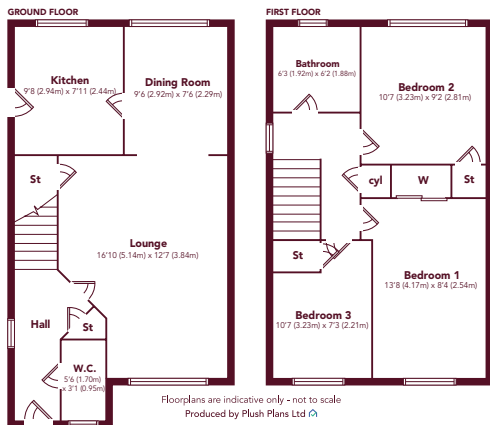
Band D.

## Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

## Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



**FREE VALUATIONS  
CONVEYANCING QUOTES**

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE