



**64 The Loaning, Motherwell, ML1 3HE**  
**Offers Over £245,000**

This spacious and well-presented two-bedroom, two-public semi-detached family home is situated within a highly desirable and well-established residential area. Offering generously proportioned accommodation throughout, the property is perfectly suited to modern family living, with flexible living spaces that can be adapted to suit a variety of needs.

Internally, the home benefits from bright and airy rooms, with two comfortable public rooms providing ample space for both relaxation and entertaining. The well-sized bedrooms offer excellent storage potential, while the overall layout creates a welcoming and practical living environment.

Externally, the property is set within extensive, well-maintained gardens to both the front and rear, offering superb outdoor space ideal for families, gardening enthusiasts, or outdoor entertaining. A private driveway provides off-street parking and leads to a garage, adding further convenience and storage options.

Additional features include a fitted alarm system and security cameras, offering added peace of mind. The property is located within the highly sought-after Dalziel High School catchment area and benefits from close proximity to local amenities, transport links, and green spaces.

This is a fantastic opportunity to acquire a generous family home in a prime location, and early viewing is highly recommended to appreciate the space and setting on offer.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	74
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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