

# move on

Offers over £287,000  
Skylark Wynd, Ravenscraig, Motherwell



4

Bedrooms



3

Bathrooms



2

Receptions





- COUNCIL TAX BAND:E - - - EPC RATING: B

Move On are delighted to present to the market this absolutely gorgeous 4 bedroom detached villa - Skylark Wynd.

This immaculate home is finished to a high standard and is in walk-in condition throughout. The accommodation features: a welcoming entrance hallway; bright, front facing lounge with plush carpeted flooring and feature-wall decor; an impressive, full width kitchen/dining /family room with white high gloss wall and floor units, tiled splashback and french doors leading to the rear garden; separate utility room; convenient downstairs WC; 4 bedrooms - 3 doubles and a single - all with fitted wardrobes; ensuite shower room off the main bedroom; and a partially tiled family bathroom suite. There is gas central heating and double glazing.

The detached double garage has been professionally converted to a very handy and versatile garden room - currently used as a home office but could alternatively be a gym, kids playroom, cinema or games room.

Externally there is a fully enclosed rear garden, which has a paved patio area and lawn; to the front is a further small garden with lawn and perimeter shrubs; and to the side is a 3 car driveway, with additional parking for visitors and guests to the front.

Skylark Wynd is located within a desirable modern development at Ravenscraig, just outside Motherwell town centre. There are lots of amenities in the area including the Ravenscraig Regionals Sports Facility, Strathclyde Country Park, Bell Quadrant Shopping centre at Carfin, and town centres at Motherwell and Wishaw which have a large selection and variety of shops, bars, restaurants, and all the major supermarkets. For those commuting by car, the M74 and M8 motorways are within easy reach, and for those travelling by train both Motherwell and Carfin train stations are close by.

**Lounge** 4.27m (14' 0") x 3.61m (11' 10")

**Kitchen / Dining** 6.23m (20' 5") x 3.56m (11' 8")

**Utility Room** 1.96m (6' 5") x 1.57m (5' 2")

**Downstairs WC** 2.47m (8' 1") x 1.12m (3' 8")

**Bedroom 1** 3.32m (10' 11") x 3.20m (10' 6")

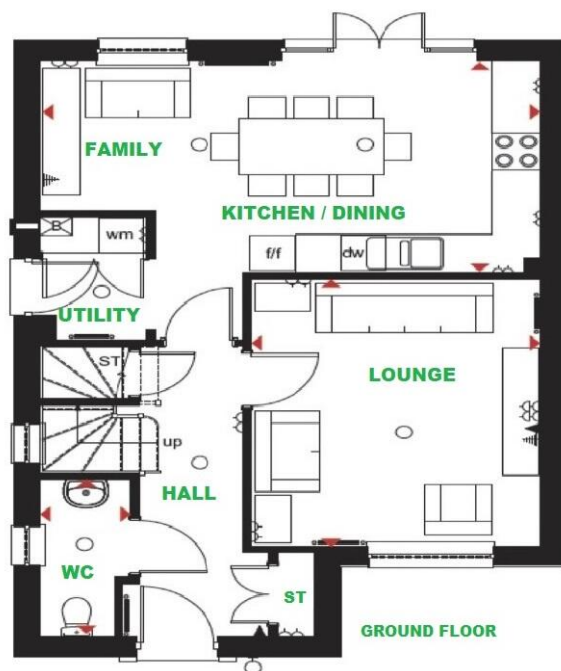
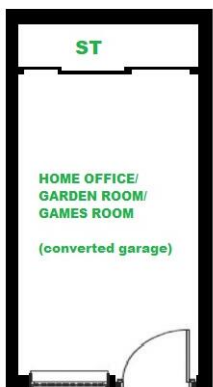
**Bedroom 2** 3.58m (11' 9") x 2.88m (9' 5")

**Bedroom 3** 3.20m (10' 6") x 2.83m (9' 3")

**Bedroom 4** 3.10m (10' 2") x 1.75m (5' 9")

**Family bathroom** 2.33m (7' 8") x 2.00m (6' 7")





Floorplans are indicative only - NOT TO SCALE

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>Scotland</b>	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.