



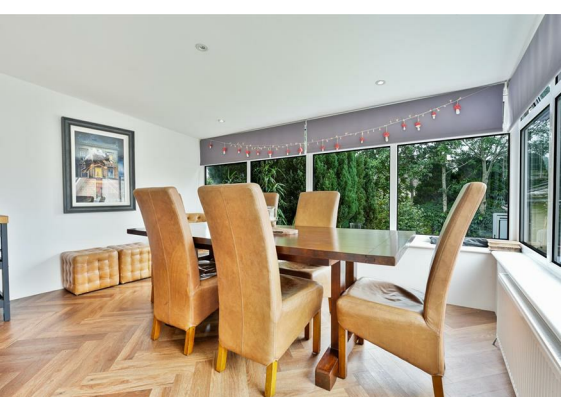
AB Properties



19 Broomside Crescent
, Motherwell, ML1 2QB

Offers over £245,000







Located within one of Motherwell's most desirable residential areas, this beautifully presented semi-detached villa has been thoughtfully upgraded and extended over the years, creating a superb home that seamlessly blends traditional character with contemporary comfort.

The accommodation begins with a welcoming entrance hallway leading to a bright lounge with feature fireplace and a convenient WC. To the rear of the property is a modern integrated kitchen opening into a beautiful sunroom which lends itself perfectly to a dining room.

The first floor comprises two generous double bedrooms and a modern four-piece family bathroom. The master bedroom includes a walk in wardrobe whilst the second bedroom has a fixed staircase providing access to the converted attic, which is currently utilised as a third bedroom.

Externally, the property enjoys a generous monoblock driveway providing ample off-street parking and leading to a detached garage. The enclosed rear garden includes an artificial lawn and lovely paved patio, and offers an excellent degree of privacy. A particular highlight is the impressive detached garden room, which has been thoughtfully designed as a superb additional living space complete with its own lounge area with log-burner, and WC.

Broomside Crescent is a desirable address, offering a fantastic range of local amenities with the town centre just a short distance away. For commuters, transport links are excellent, with Airbles Station just a five-minute walk from the property, while Shieldmuir and Motherwell train stations also provide regular services to Glasgow. The nearby M74 motorway offers convenient access across the central belt.

Dalzell Estate and Baron's Haugh Nature Reserve providing beautiful walking routes on you doorstep.

Families will also appreciate the property's highly sought-after school catchment, with Knowetop Primary School and Dalziel High School serving the area.





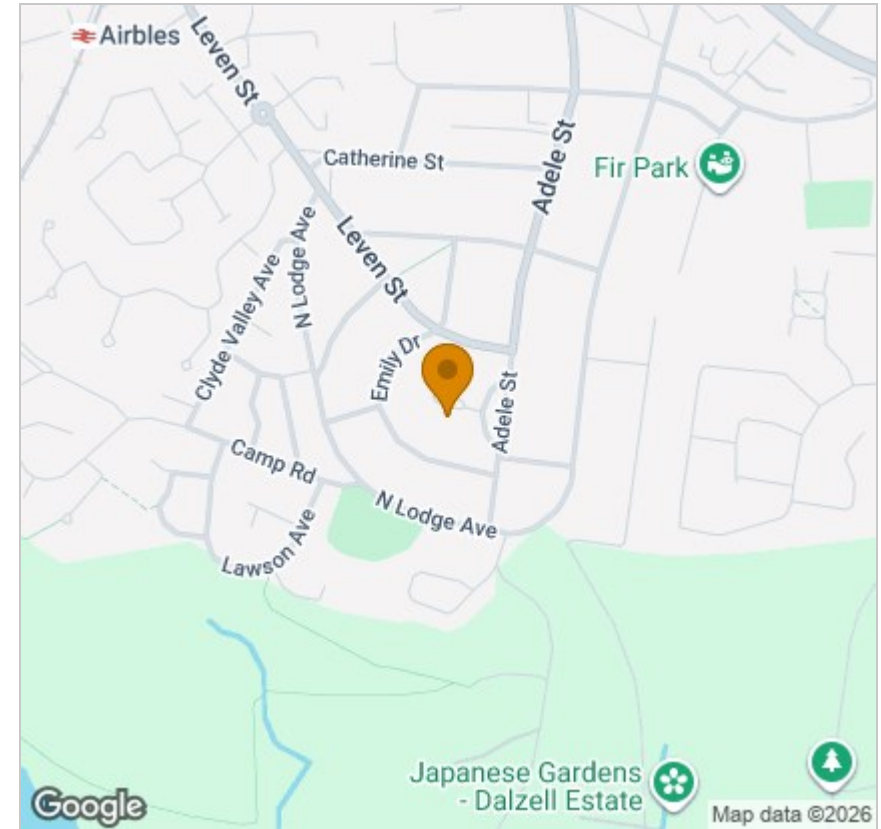
Ground Floor

1st Floor

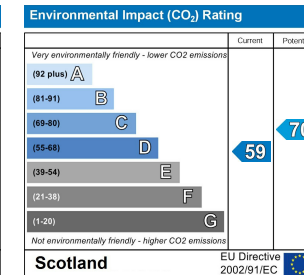
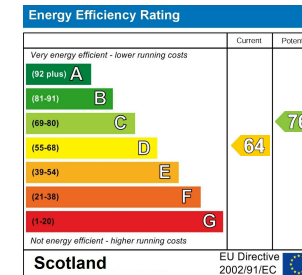
2nd Floor

TOTAL: 1323 sq. ft, 122 m2
 Ground floor: 701 sq. ft, 65 m2, 1st floor: 510 sq. ft, 47 m2, 2nd floor: 112 sq. ft, 10 m2
 EXCLUDED AREAS: LOW CEILING: 96 sq. ft, 9 m2, WALLS: 120 sq. ft, 12 m2

Illustration For Identification Purposes Only - Measurements Are Approximate



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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