

Fred.

ESTATE AGENTS



4 Gowkhall Avenue

Motherwell

Offers over £135,000



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Situated within the popular Newarthill area of Motherwell, this attractive three-bedroom semi-detached property offers well proportioned accommodation arranged over two levels.

The ground floor opens into an entrance vestibule, leading through to a generous front-facing lounge and dining area. Finished with laminate flooring, this bright and inviting space benefits from dual-aspect windows to the front and French doors to the rear, allowing natural light to flood the room while providing direct access to the private decked patio area, ideal for relaxing or entertaining.

Accessed from the dining area, the fitted kitchen offers a range of wall and floor-mounted units, a built-in oven and hob, and space for freestanding appliances. A further external door leads to a rear-facing porch, providing useful additional space and convenient access to the garden.

Upstairs, the property boasts three well-proportioned bedrooms, featuring a combination of carpeted and laminate flooring. Two of the bedrooms benefit from fitted mirrored wardrobes, providing valuable storage. Completing the upper level is a stylish family bathroom, fitted with a WC, vanity washbasin and bath with overhead shower, finished with contemporary wet-wall panelling.

Externally, the property enjoys a front lawn and a side driveway providing convenient off-street parking. To the rear, a good-sized enclosed garden features a combination of paved areas and decorative slate chippings, together with a good size timber shed offering additional storage.

Newarthill and the wider Motherwell area offer a range of local amenities, including shops, bars, restaurants and leisure facilities. The location is particularly convenient for commuters, with access to the M74 motorway providing links throughout the central belt. A range of public transport connections also serves the surrounding towns and beyond.

An appealing home offering versatile family accommodation, and great outdoor space, ideally suited to first-time buyers, couples and growing families alike.

Viewing

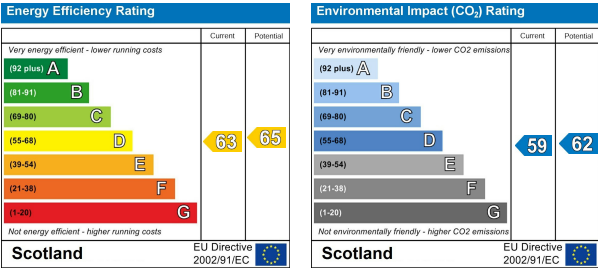
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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TOTAL: 1055 sq. ft, 98 m2
Ground floor: 534 sq. ft, 50 m2, 1st floor: 521 sq. ft, 48 m2
EXCLUDED AREAS: WALLS: 97 sq. ft, 9 m2
Illustration for Identification Purposes Only - Measurements Are Approximate

Energy Efficiency Graph



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