

Fred.

ESTATE AGENTS



43 Wellview Drive

Motherwell

Offers over £325,000







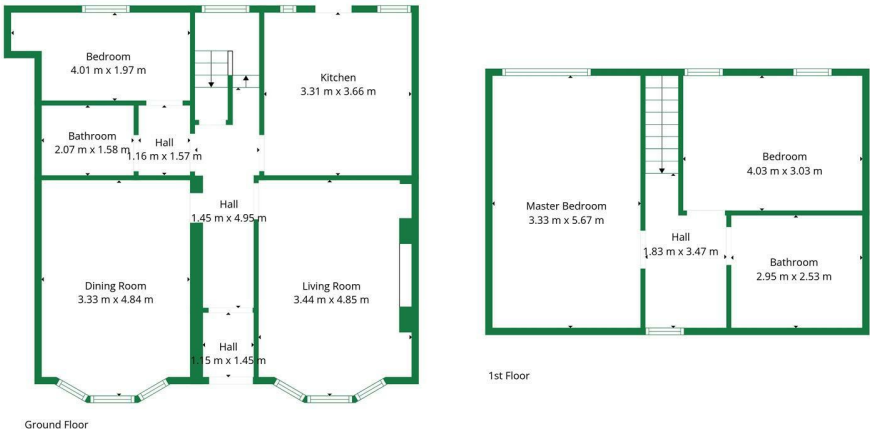
Set within a highly regarded area of Motherwell and occupying an expansive plot with exceptional potential for future development, this stunning four-bedroom semi-detached traditional sandstone villa is perfectly positioned just a short walk from Strathclyde Park.

The property is welcomed by an entrance vestibule leading into a bright and inviting hallway. The main living room boasts a beautiful bay window, allowing for an abundance of natural light and creating a warm, elegant space. At the heart of the home is a gorgeous modern kitchen, complete with a bespoke island, granite worktops, and stylish shaker-style cabinetry, ideal for both everyday living and entertaining. To the front of the property, a versatile additional room is currently utilised as a dining room but could easily serve as a fourth bedroom. A further bedroom is located to the rear, along with a contemporary tiled shower room finished in a striking marble effect.

Upstairs, a spacious landing leads to two generously sized bedrooms and a beautifully appointed family bathroom featuring a freestanding bath and separate shower. Externally, the property sits on a substantial plot with gardens to the front, side, and rear. This impressive outdoor space offers outstanding potential for extensions or further development, subject to the necessary permissions.

A fantastic opportunity to acquire a versatile home with room to grow in a sought-after location.

Located within the school catchment area for Dalziel High School which was ranked the top performing school in North Lanarkshire for 2022 in terms of academic attainment. Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74 providing convenient access to the central belt. The town's bus services offer comprehensive links to the surrounding areas and Motherwell train station offers direct rail links to Glasgow, Edinburgh, Newcastle and London.



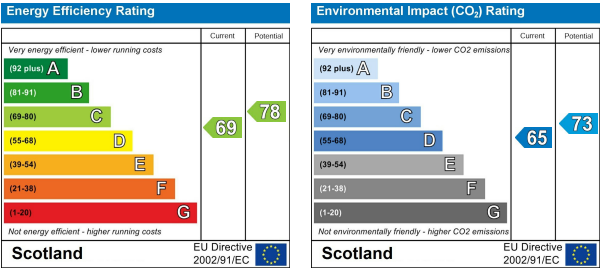
TOTAL: 107 m²
Ground floor: 70 m², 1st floor: 37 m²
EXCLUDED AREAS: LOW CEILING: 10 m², WALLS: 11 m²

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA
01698 305618 | info@fredestateagents.co.uk