



**39 Heron View, Motherwell, ML1 2FN**  
**Offers Over £410,000**



Exceptional four-bedroom detached family home located within one of the area's most sought-after residential pockets, offering outstanding family accommodation over a spacious and well-designed layout. This impressive property combines style, space, and practicality, making it an ideal purchase for growing families seeking a forever home within a prime location.

The property enjoys generous room proportions throughout and features multiple reception areas perfectly suited for both everyday family living and entertaining. The heart of the home offers bright and spacious living space with excellent natural light, while the modern kitchen provides ample storage, workspace, and dining potential.

Upstairs, the home continues to impress with four sizeable bedrooms, including excellent storage options and beautifully appointed bathrooms. With four bathrooms in total, the property provides flexibility and convenience for larger families and visiting guests alike.

Externally, the home benefits from substantial garden grounds offering excellent outdoor space for children, entertaining, and summer enjoyment. A private driveway and garage further enhance the practicality of this superb family home.

Situated within an established and highly desirable location, the property falls within excellent schooling catchments and is ideally placed for easy access to motorway networks and rail links, providing convenient commuting to surrounding towns and cities.

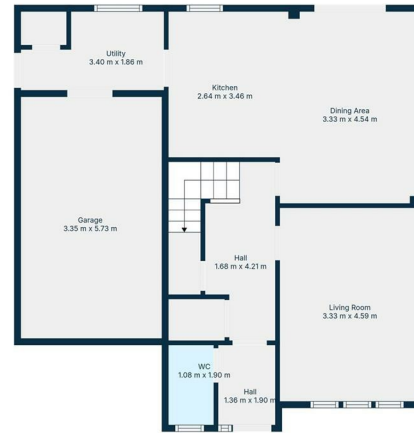
Rarely available on the market, this outstanding detached villa offers the perfect blend of location, space, and family living.

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			
		80	83
<b>Scotland</b>		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			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		78	79
<b>Scotland</b>		EU Directive 2002/91/EC	



**TOTAL: 138 m<sup>2</sup>**  
 Ground floor: 58 m<sup>2</sup>, 1st floor: 80 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 19 m<sup>2</sup>, UTILITY: 5 m<sup>2</sup>, STAIRWELL: 4 m<sup>2</sup>, WALLS: 14 m<sup>2</sup>  
Floor Plan Created By ClickUp App. Measurements Deemed Highly Reliable But Not Guaranteed.



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