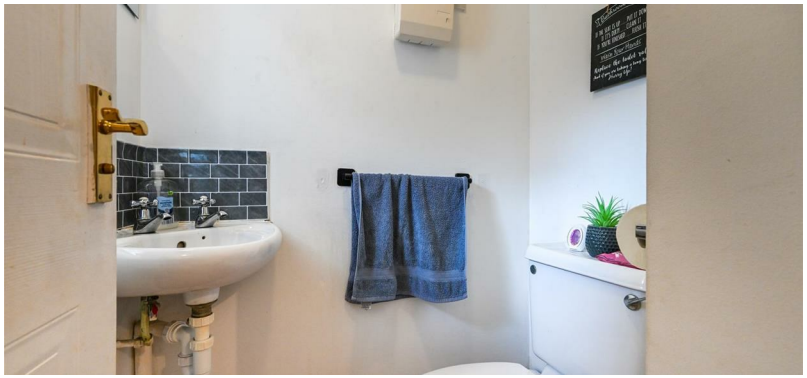
Fred.
ESTATE AGENTS

17 Easterbrae

Motherwell

Offers over £260,000

3 3 2 C



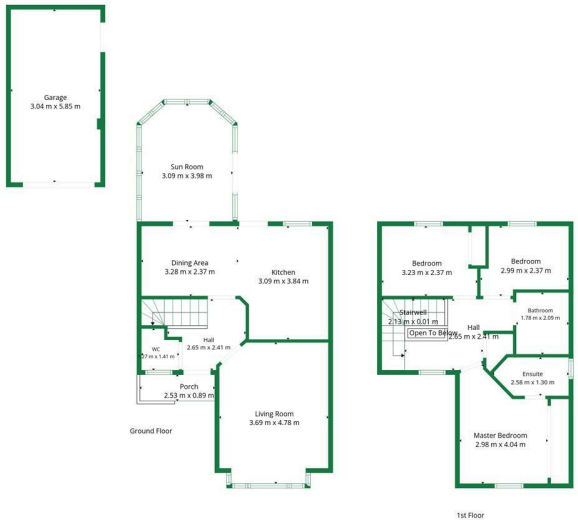
Located within the sought-after North Lodge area of Motherwell, this well-presented three-bedroom detached family home offers spacious and versatile accommodation arranged over two levels. The property would make an excellent choice for a wide range of buyers and is ideally suited to modern family living.

The property is entered via a welcoming porch, leading into the main hallway with laminate flooring. The bright and spacious front-facing lounge is finished with carpeting and features a box-style window which floods the room with natural light, complemented by a decorative feature wall. To the rear of the property is the fitted open plan kitchen and dining area, featuring a range of wall and floor-mounted units, ample space for appliances and convenient access to the rear garden. French doors open directly into the sunroom, creating a versatile additional living space that could be used as a second lounge, family room or relaxation area. A useful ground-floor WC completes the accommodation at this level.

Upstairs, the well-proportioned landing provides access to three bedrooms, all of which are finished with carpeting. The master bedroom benefits from fitted mirrored wardrobes and a modern en-suite shower room, while the remaining two bedrooms offer ample space for freestanding bedroom furniture. Completing the upper level is a stylish family bathroom, fitted with a back-to-wall WC and wash hand basin combination, together with a bath and overhead shower. The room is finished with contemporary wet-wall panelling for a practical and attractive finish.

Further benefits include gas central heating and double glazing throughout. Externally, the property features a detached garage, a tarmac driveway to the front, complemented by monoblock paving and decorative stone chips. The rear garden offers a combination of lawn and paved area, providing a pleasant and versatile outdoor space. Overall, this detached home offers well-proportioned accommodation, useful additional living space and a convenient layout, making it an appealing property for families and a variety of buyers.

North Lodge is one of Motherwell's most sought after locations and falls within the desirable Dalziel High School and Knowetop Primary catchment area. The town 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 also offers excellent public transport links to the surrounding areas.



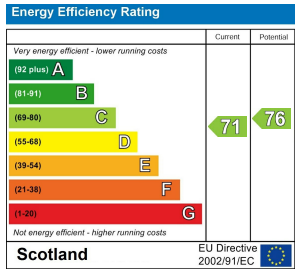
TOTAL: 97 m2
Ground floor: 56 m2, 1st floor: 41 m2
EXCLUDED AREAS: GARAGE: 18 m2, PORCH: 2 m2, STAIRWELL: 4 m2, WALLS: 12 m2

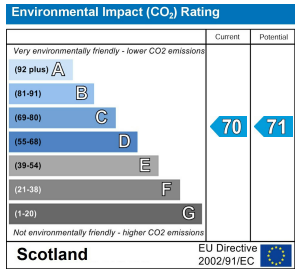
Viewing

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