

# Fred.

ESTATE AGENTS



## 2 Willow Avenue

Motherwell

### Offers over £375,000



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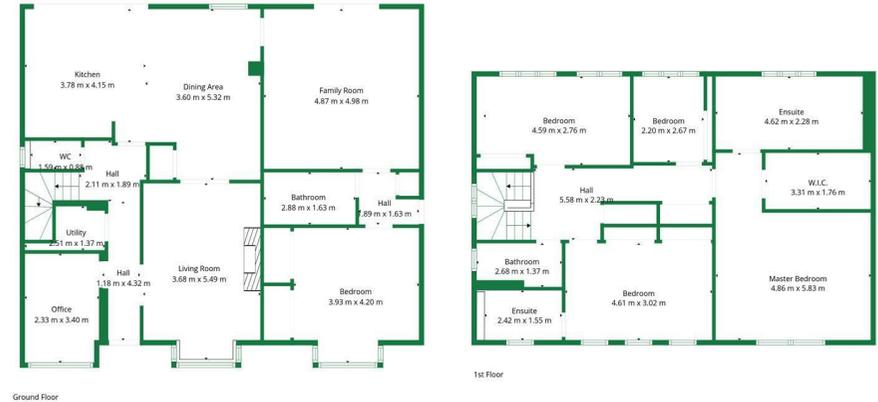
Situated within the New Stevenson area of Motherwell, this exceptional 2475sq ft five-bedroom detached property is truly special. Offering luxury, spacious and versatile family living in a peaceful, desirable setting this is not one to be missed.

This magnificent property provides an opportunity to acquire a stunning home which is instantly impressive upon entering. The ground floor offers three beautifully proportioned public rooms and a show stopping kitchen/dining and entertaining space that forms the heart of the home, perfect for both everyday living and hosting gatherings. A utility room and WC add practicality, while a ground floor bedroom and shower room provides superb versatility.

Upstairs, you will find four generously sized bedrooms. The master bedroom is simply exceptional featuring a walk in cupboard and a striking contemporary bathroom finished to a luxurious standard. Another bedroom enjoys its own stunning en-suite, whilst a further elegant family bathroom completes the upper level.

Externally the property is simply captivating with landscaped gardens, artificial grass and a stylish decking area with glass balustrade. The current owners have meticulously considered every detail of the décor, resulting in a home finished to an exceptional standard, Opportunities to own a property like this don't come around often.

Motherwell offers a great selection of shops, bars, restaurants and leisure facilities. It is perfectly located for the commuter, with the M74/M8 providing convenient access to the central belt. The town also offers excellent public transport, with train and bus services providing links to the surrounding areas.



**TOTAL: 230 m<sup>2</sup>**  
 Ground floor: 129 m<sup>2</sup>, 1st floor: 101 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 3 m<sup>2</sup>, WALLS: 15 m<sup>2</sup>

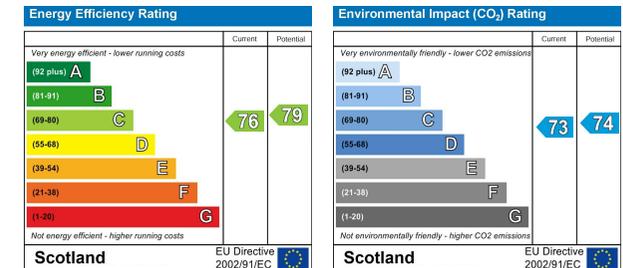


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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