



9 BILLINGS ROAD

MOTHERWELL, NORTH LANARKSHIRE, ML1 3BU

This locale is perfectly positioned for gaining fast access to all amenities in Motherwell's Town Centre and is one of the Town's best areas for school catchment, lying within the defined area for both Knowetop Primary and Dalziel High School.

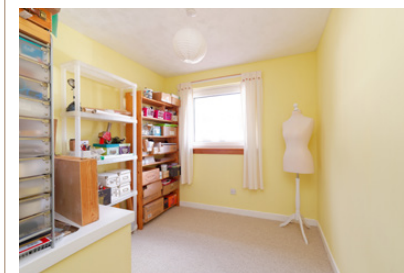
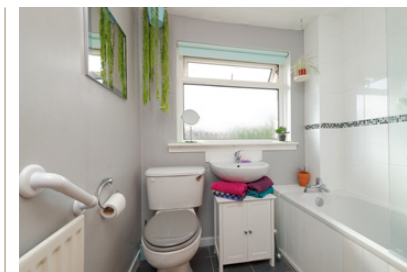
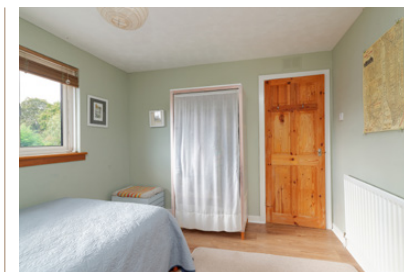
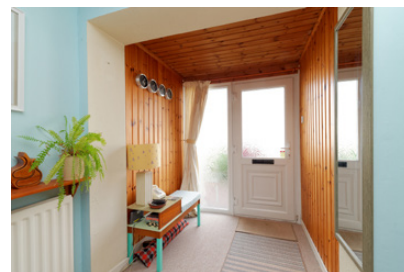
Billings Road allows access to Strathclyde Country Park and Baron's Haugh Nature Reserve through which it is possible to follow a selection of Woodland pathways that surround Dalziel House and lead to the banks of the River Clyde Walkway.

Whilst Billings Road is not directly serviced by buses, Airbles Road and Hamilton Road both benefit from regular express bus services to Glasgow, and Airbles Train Station is within walking distance of the subject property.

A thoughtfully extended and beautifully presented three bedroom semi-detached villa located in the highly desirable Greenacres area of Motherwell. This fantastic home offers flexible accommodation over two levels and would be a fantastic opportunity for the growing family market. The property occupies a superb cul-de-sac setting and on arrival, you are welcomed by a double driveway leading onto a detached garage. The grounds are one of the most impressive features to the home and offer excellent privacy.

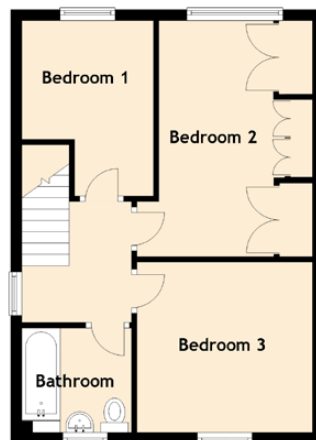
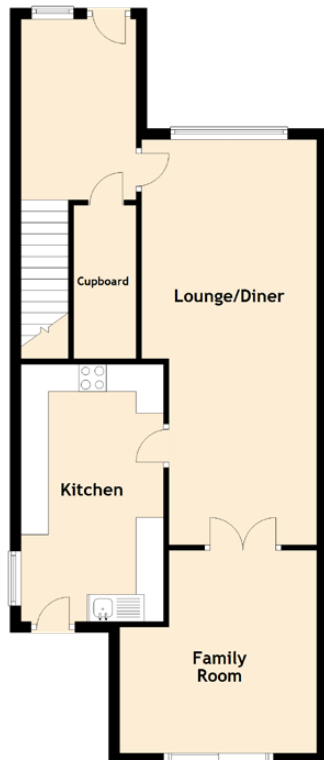
Internally the accommodation consists of a reception hallway, front facing lounge, dining room, fully fitted kitchen and family room. The family room features sliding doors which lead onto the terraced patio of the south-facing back garden.

On the upper level, there are two double bedrooms, one single bedroom and a three-piece bathroom. The home is heated via gas central heating and double glazed windows are installed throughout.



SPECIFICATIONS

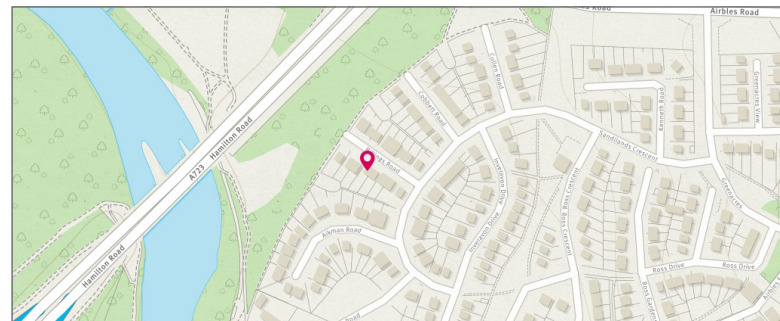
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.40m (24'3") x 3.20m (10'6")
Family Room	3.70m (12'2") x 3.60m (11'10")
Kitchen	4.70m (15'5") x 2.60m (8'6")
Bedroom 1	3.20m (10'6") x 2.40m (7'10")
Bedroom 2	4.30m (14'1") x 3.20m (10'6")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.90m (6'3")

Gross internal floor area (m²): 97m² | EPC Rating: D



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