



**McEwan Fraser Legal**

Solicitors & Estate Agents

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NEWARTHILL, MOTHERWELL, NORTH LANARKSHIRE, ML1 5SS

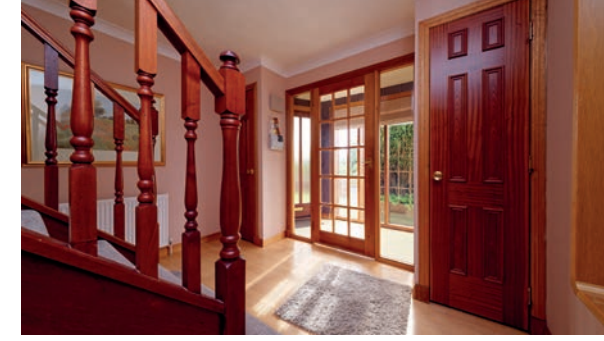
NEWARTHILL

MOTHERWELL, NORTH LANARKSHIRE, ML1 5SS



TRULY STUNNING 4 BED, DETACHED VILLA PART EXCHANGE AVAILABLE

The popular town of Newarthill, is on the outskirts of Motherwell with easy access to the M8 Motorway at Junction 6, ideally positioned for the new Ravensraig Village this new Development consists of retail units, leisure and sports facilities as well as new housing.



ENTRANCE
HALLWAY
KITCHEN
LOUNGE
RECEPTION ROOM

McEwan Fraser Legal are delighted to offer for sale this immaculate four bedroom detached villa. The property is offered over two levels and is an incredibly flexible layout. As part of the design of this property, a strong emphasis has been placed on the creation of easily managed and free flowing space and the main living accommodation has been designed to make the best use of the excellent open countryside views surrounding the property.

Internally this unique home comprises of a vestibule which leads to a Welcoming entrance hallway with the additional benefit of very handy storage cupboards. This hallway gives access to all downstairs rooms and staircase to the upper level. The impressive lounge has many significant features, but attention must be paid to the standard of finish with fantastic feature Fireplace which really grab your attention. The dual aspect windows and sliding patio doors flood the room with natural light and offers tremendous views of the surrounding countryside. The unique layout of this room is also a great space for a growing family as it gives adults and kids a separate place to relax. At the heart of this family home is the real versatility of space provided by way of both Kitchen/Dining for casual eating/breakfasting or for special occasions the spacious dining room offers a more formal option. The Kitchen itself boasts an array of stylish modern floor and wall units with contrasting worktops and tiling. This room benefits from both single windows and full-length window which ensures ample light in this well-proportioned room. A separate utility room with ample storage and space

for washing machine and tumble dryer is situated off the kitchen. Modern times dictate the requirement for more than one bathroom per household and this property is no exception with the main family bathroom located downstairs and both upstairs bedrooms offering en-suite shower rooms and mirrored wardrobes. This property is sure to have mass appeal as there are also 2 spacious bedrooms downstairs.

The exterior of the property reflects the excellent condition of the interior and is complemented with well-tended gardens to both front and rear with ample parking at the side and private patio area to the rear. If you weren't already sold on the property the addition of the fully functional summer house including hot tub would definitely entice you, So whilst you laze and luxuriate among the blissful bubbles and Immerse yourself in complete peace and tranquility you can be relieved you never missed the chance to acquire this stunning detached villa with quality craftsmanship finishes throughout.

A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents. Near to motorway network allowing easy access to Glasgow and Edinburgh. Local primary and secondary schools are within a mile. Close to the nearby Dalziel Park Country Club and Golf Course and the new Torrance Park Golf Course. The nearest railway station is at Carfin with a regular service to Glasgow, Edinburgh and surrounding Lanarkshire Towns.



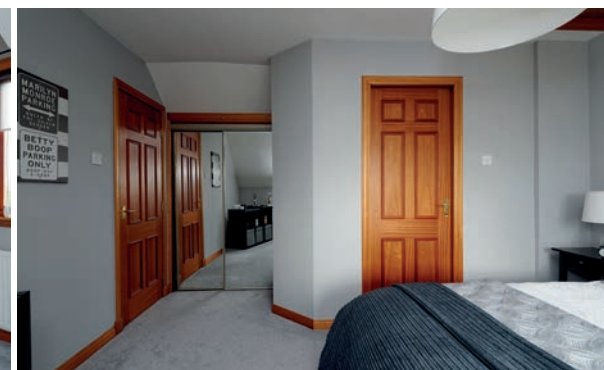
HOT TUB AREA



DINING AREA



BEDROOM & EN-SUITE





BEDROOMS

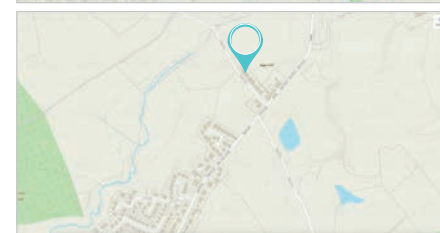
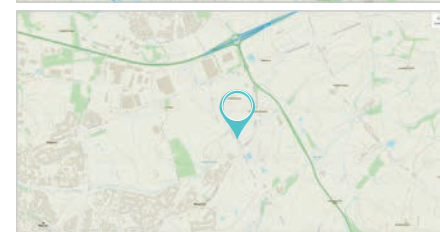
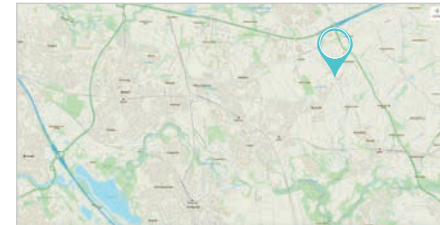


FAMILY BATHROOM



SPECIFICATIONS

FLOOR PLAN AND PROPERTY LOCATION



Approximate Dimensions
(Taken from the widest point)

Kitchen	4.30m (14'11") x 4.10m (13'5")	Reception/Family Room	7.70m (25'3") x 3.90m (12'10")	Bedroom 4	3.30m (10'10") x 3.11m (10'2")
Utility	3.02m (9'11") x 2.40m (7'10")	Bedroom 1	3.90m (12'10") x 2.94m (9'8")	Bathroom	3.10m (10'2") x 2.80m (9'2")
Lounge	5.50m (18'11") x 4.43m (14'6")	En-suite	2.50m (8'2") x 1.73m (5'8")		
Dining Room	3.00m (9'10") x 2.80m (9'2")	Bedroom 2	4.83m (15'10") x 4.62m (15'2")	Gross Internal Floor Area (m2)	197 M2
		En-suite	2.90m (9'6") x 1.93m (6'4")		
		Bedroom 3	3.60m (11'10") x 2.90m (9'6")	EPC Rating	D



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**Part
Exchange
Available**

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Text and description
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Strategic New Business Manager



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Photographer



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Designer