

# Fred.

ESTATE AGENTS



**21 Lochnagar Road**

Motherwell

**Offers over £250,000**



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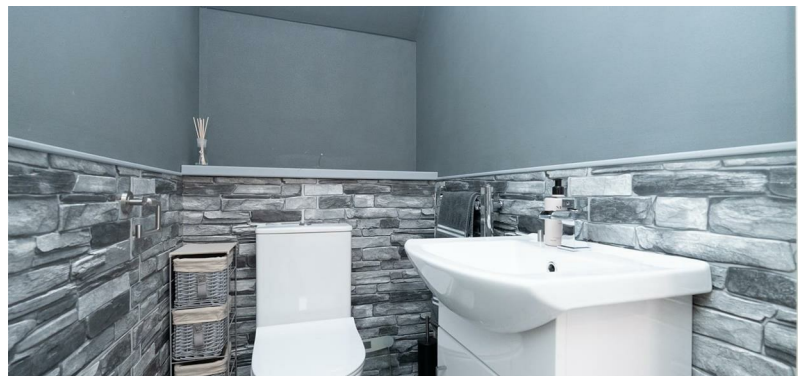


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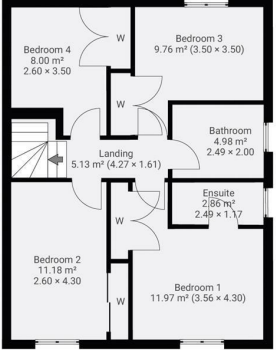
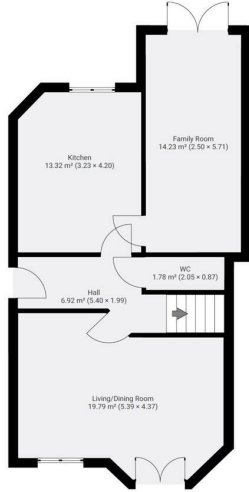
Situated within a locally sought after development within the town of Motherwell and finished to an exceptional standard throughout, lies this beautiful four bedroom detached property.

This beautifully presented and most impressive four bedroomed detached villa occupies an excellent position within this quiet residential development. Completed to a high standard with tasteful decoration, this home is in true walk-in condition and an ideal family home. Set over two levels with the ground floor comprising of a welcoming entrance, a generously sized lounge with French doors opening out to rear garden, a stunning fitted kitchen with integrated appliances, breakfast bar and utility room/second reception area. Completing the ground level is a downstairs cloakroom WC.

On the upper level there are four good sized bedrooms, all of which are generously sized and a stylish family bathroom. The impressive master offers a fitted wardrobes and stylish en suite bathroom featuring a glass shower enclosure.

The property provides a large monoblocked driveway to the front and a very generously sized, fully enclosed garden to the rear which boasts a sizeable decked patio area and well maintained turfed area.

Located close to Motherwell Town Centre, there are a wide range of amenities, including schools, shops and sports and recreational facilities, including Strathclyde Country Park and its many leisure pursuits. A comprehensive motorway network is nearby providing excellent commuting access to all over Scotland and the South as well as being within easy reach to the main train station offering great services to both Glasgow and Edinburgh.



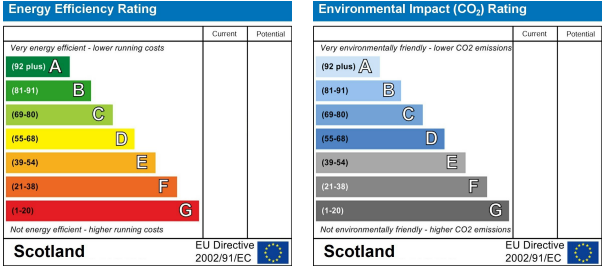
This floor plan is for guidance only and is not drawn to scale. Please check all dimensions and shapes before making any decision on measurements. LV Productions. LVendit@btinternet.com

### 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



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