

# Fred.

ESTATE AGENTS



**176 Hamilton Road**

Motherwell

**Offers over £315,000**



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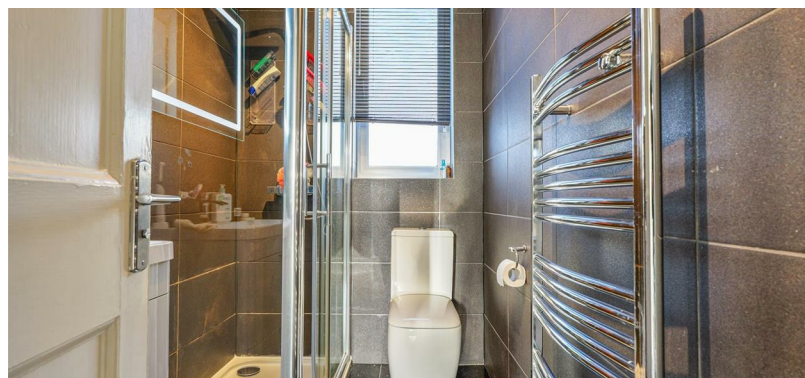
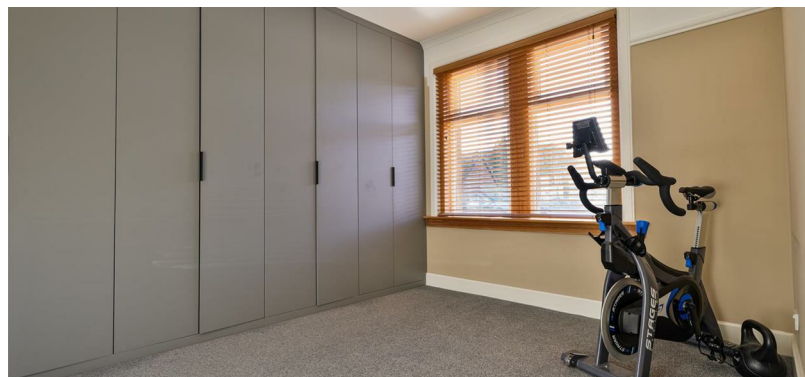
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Presenting a truly impressive traditional sandstone four-bedroom semi-detached villa, ideally situated in the highly sought-after and central area of Motherwell. This beautifully maintained home effortlessly blends classic character with modern comfort, offering generous living space and a versatile layout.

Upon entering, you are welcomed by a charming entrance vestibule that leads into a bright and spacious hallway, setting the tone for the warmth and elegance found throughout the property. At the front of the home, the stunning bay-windowed lounge offers an abundance of natural light and features a striking fireplace that serves as the focal point of the room. To the rear, the property boasts a generous formal dining room, providing an excellent setting for family meals or hosting guests. From here, you can access the sleek and modern fitted kitchen, complete with an array of contemporary wall and base-mounted units, stylish tiling, and ample worktop space, making it both practical and visually appealing.

The lower level further benefits from two well-proportioned bedrooms, each offering flexibility for use as sleeping accommodation, guest rooms, or additional living space depending on your needs. A beautifully presented family bathroom, finished with full-height tiling and a luxurious double shower, completes the ground floor.

The upper level hosts two additional bedrooms, both generous in size, with one currently utilised as a home office which is perfect for those working remotely or in need of a dedicated study area.

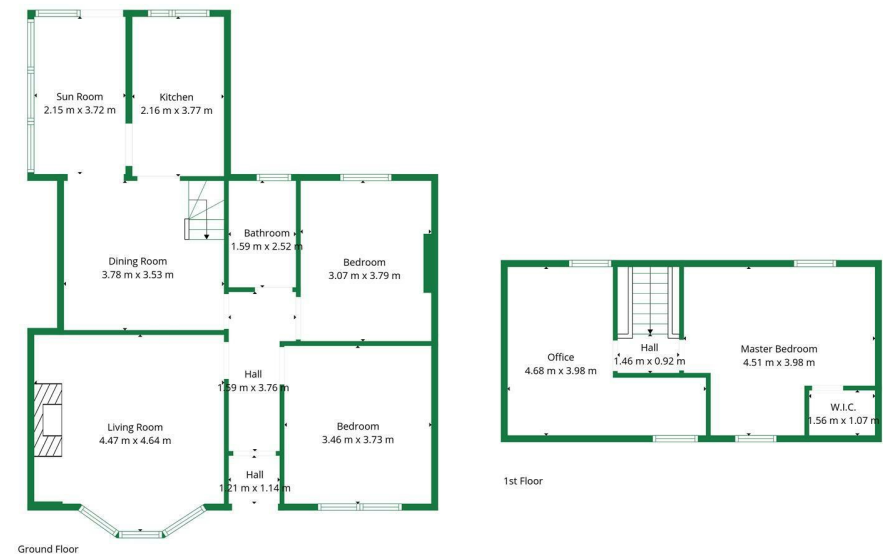
Externally, this property continues to impress. The rear garden features a spacious slabbed patio and a well-kept grass area, offering a fantastic outdoor area for relaxation, play, or outdoor dining. The front of the property provides excellent off-street parking, ensuring convenience for multiple vehicles.

The property falls within the school catchment area for Dalziel High School and Ladywell Primary. Motherwell 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, with train and bus services providing links to the surrounding areas.

## Viewing

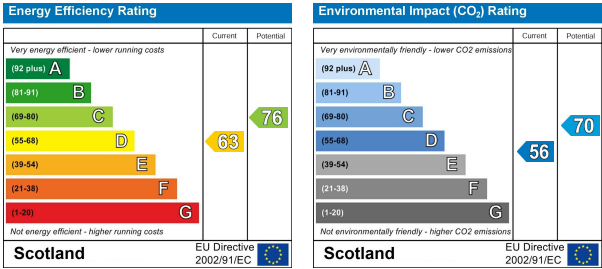
Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

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**TOTAL: 109 m<sup>2</sup>**  
Ground floor: 87 m<sup>2</sup>, 1st floor: 22 m<sup>2</sup>  
EXCLUDED AREAS: LOW CEILING: 13 m<sup>2</sup>, WALLS: 10 m<sup>2</sup>

## Energy Efficiency Graph



438 Brandon Street, Motherwell, North Lanarkshire, ML1 1XA  
01698 305618 | info@fredestateagents.co.uk