

# Fred.

ESTATE AGENTS



**43 Douglas Street**

Motherwell

**Offers over £330,000**













Set within one of Motherwell's most desirable residential areas, this exceptional traditional sandstone semi-detached villa occupies a generous plot and effortlessly blends period charm with flexible family living.

From the moment you arrive, the home's character is undeniable. Set back from the road with a substantial multi-car driveway, the property makes an immediate impression.

Inside, original features take centre stage, including stained glass windows, wood panelling and elegant period detailing throughout. The bright and spacious living room is enhanced by a striking bay window, creating a wonderful focal point and allowing natural light to flood the space. There is also a separate formal dining room, ideal for entertaining, alongside a well-appointed fitted kitchen. The ground floor further benefits from a shower room and an additional versatile public room which could serve as an additional bedroom, family room or snug.

Upstairs, the home continues to impress with a spacious landing filled with natural light and a charming, quirky family bathroom full of character. The impressive master bedroom features a beautiful fireplace, complemented by two further well-proportioned bedrooms. An additional room provides the perfect opportunity for a home office or study.

Further enhancing the property is a floored loft space, offering excellent additional storage.

Externally, the large rear garden provides a wonderful mix of a slabbed patio area and generous grass area, ideal for outdoor entertaining, relaxing or family enjoyment.

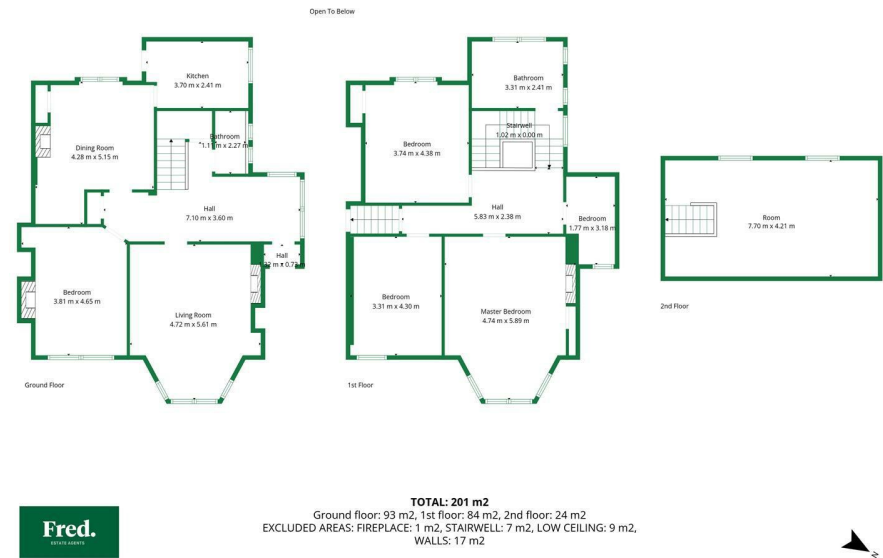
This is a rare opportunity to secure a characterful home in a prime location, offering space, flexibility and timeless appeal. Early interest is highly anticipated.

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.

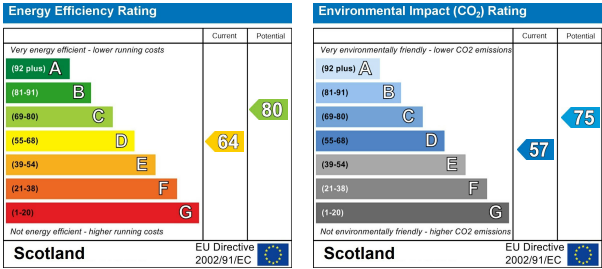
## Viewing

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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## Energy Efficiency Graph



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