Fred.
ESTATE AGENTS



3 Barclay Road

Motherwell

Offers over £280,000

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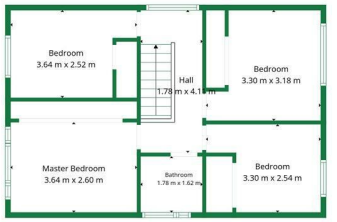
Occupying a generous plot within a sought-after residential location close to Strathclyde Park, this impressive four-bedroom detached villa offers spacious and versatile family accommodation, complemented by beautifully maintained private gardens.

The accommodation begins with a bright and welcoming entrance hallway, leading to a spacious front-facing lounge, with a lovely feature fire surround. The fitted kitchen is well equipped with a range of wall and base units, integrated appliances, space for additional freestanding appliances, and direct access to the stunning rear garden. There is also a separate versatile dining room benefiting from an abundance of natural light and neutral décor. A convenient ground floor WC completes the lower level.

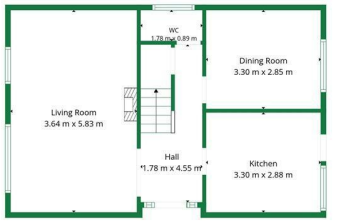
Upstairs, there are four well-proportioned bedrooms, all finished with carpeting throughout. The master bedroom benefits from fitted mirrored wardrobes, while the remaining bedrooms offer ample space for freestanding storage. Completing the accommodation is a contemporary, fully tiled shower room, featuring a walk-in shower enclosure, wall-hung vanity unit with wash hand basin, and WC.

Externally, the property enjoys exceptional front and rear gardens that have been meticulously maintained. The rear garden offers an excellent degree of privacy, with no directly overlooking properties, and features a combination of grass, patio and decorative chipped areas, creating the perfect outdoor space for relaxing, entertaining or family life. Further benefits include a detached garage, a multi-car driveway and a timber garden shed, adding to the practicality of this superb family home.

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.



1st Floor



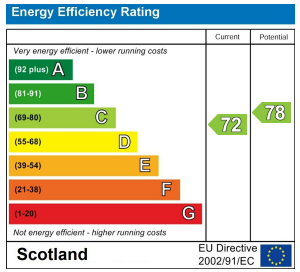
Ground Floor

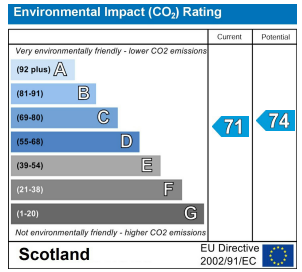
TOTAL: 104 m2
Ground floor: 52 m2, 1st floor: 52 m2
EXCLUDED AREAS: WALLS: 9 m2

Viewing

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

Energy Efficiency Graph





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.

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