



AB Properties



21 Castle Avenue  
, Motherwell, ML1 4TX

Offers over £209,995



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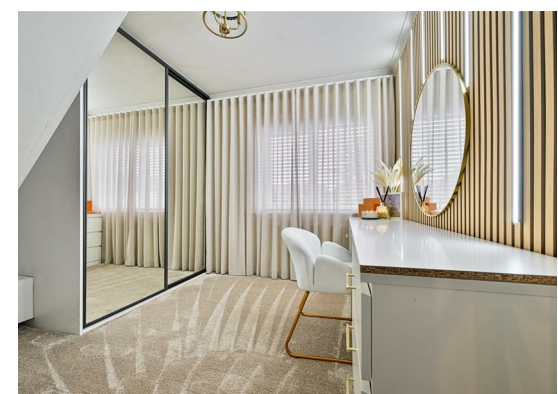
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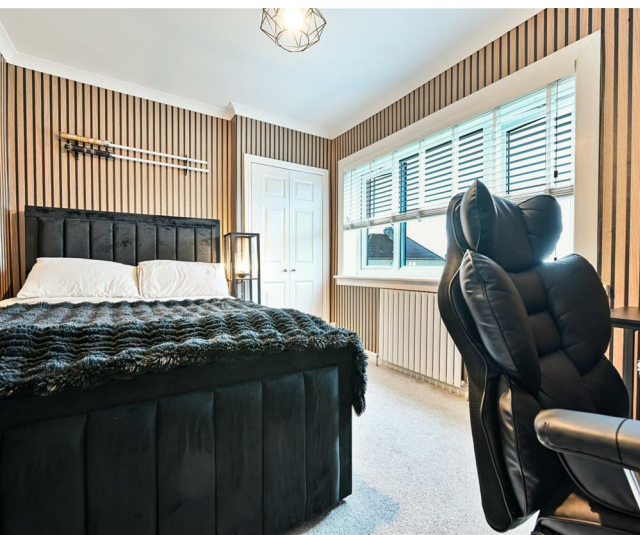
This stunning three-bedroom semi-detached home on Castle Avenue, Holytown, is presented to the market in true walk-in condition and offers stylish, contemporary living space ideally suited to modern family life. Beautifully maintained throughout, the property has been thoughtfully upgraded by the current owners and is ready for immediate occupation.

The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge featuring an attractive focal-point fireplace, and a modern breakfasting kitchen fitted with a range of units and a breakfast bar providing the perfect space for informal dining. The upper level hosts three well-proportioned bedrooms and a stylish family bathroom. There is also a floored attic space.

Externally, the property is equally impressive. To the front, a well-maintained lawn and generous paved driveway provide ample off-street parking for several vehicles. The enclosed rear garden has been designed with low maintenance in mind and features a raised decked patio, ideal for outdoor dining and entertaining, alongside an attractive astro-turf lawn. A particular highlight is the versatile detached outbuilding, currently utilised as additional entertaining space but equally suited as a home office, gym, or hobby room.

Further benefits include gas central heating and double-glazed windows throughout.

Offering spacious accommodation, exceptional presentation and fantastic outdoor entertaining space, this outstanding home represents a rare opportunity to acquire a truly turnkey property within a popular residential location in Holytown, close to local amenities, schools and excellent transport links.





**TOTAL: 1133 sq. ft, 105 m2**  
 Ground floor: 489 sq. ft, 45 m2, 1st floor: 488 sq. ft, 45 m2, 2nd floor: 156 sq. ft, 15 m2  
 EXCLUDED AREAS: GARAGE: 147 sq. ft, 14 m2, PATIO: 290 sq. ft, 27 m2, ATTIC ROOM: 34 sq. ft, 3 m2,  
 WALLS: 135 sq. ft, 13 m2

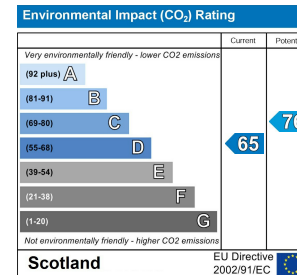
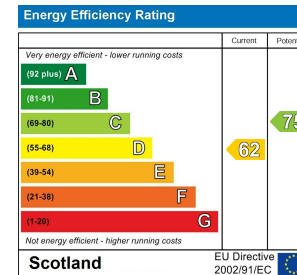
Illustration For Identification Purposes Only - Measurements Are Approximate



## Viewing

Please contact our AB Properties Office on 01555 660077 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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