



AB Properties

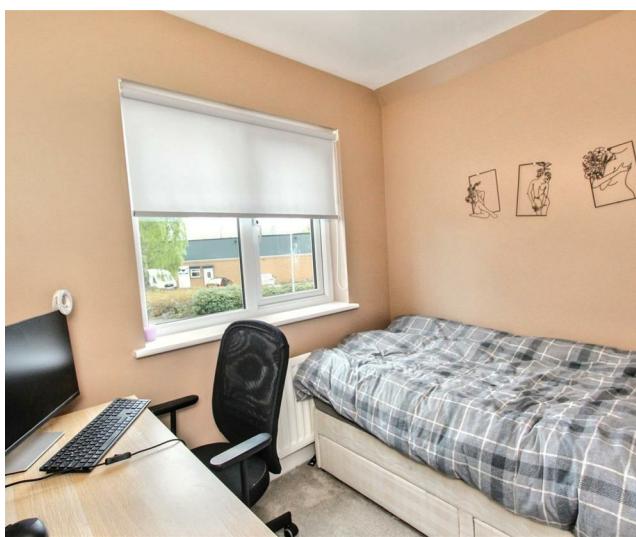


65E Vesuvius Drive
, Motherwell, ML1 2EY

Offers over £189,995







Beautifully presented three-bedroom end-terrace home situated in the highly desirable Vesuvius Drive area of Motherwell.

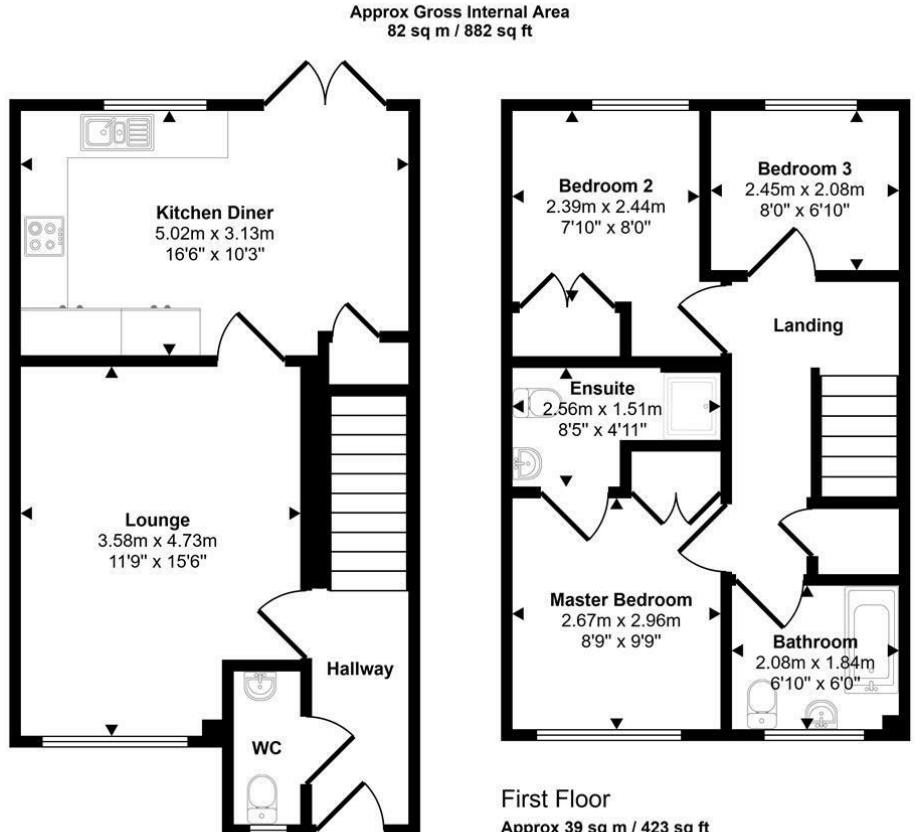
Arranged over two levels, the property offers spacious and well-proportioned accommodation. The ground floor features a welcoming entrance hallway, a convenient WC, a bright and spacious lounge, and a modern dining kitchen. French doors from the kitchen open out to the rear garden, and a generous storage cupboard adds practicality. The kitchen is well-equipped with a mid-height double oven, gas hob, extractor hood, integrated dishwasher, and fridge-freezer.

Upstairs, the property boasts a sizeable storage cupboard, a stylish family bathroom with a shower over the bath, and three well-appointed bedrooms. Two of the bedrooms include built-in storage, while the master benefits from the added luxury of an ensuite shower room.

Further features include gas central heating and double glazing throughout.

Externally, the property offers allocated parking to the front and a fully enclosed, low-maintenance rear garden. The garden is primarily finished with decorative chips and includes an AstroTurf section, a paved patio, and a timber shed located to the side of the home.

Positioned within a prestigious school catchment area, this property is ideal for families seeking excellent educational facilities. The local area also boasts nearby sports centres and popular coffee shops, adding to the vibrant and convenient community atmosphere.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

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.