



AB Properties

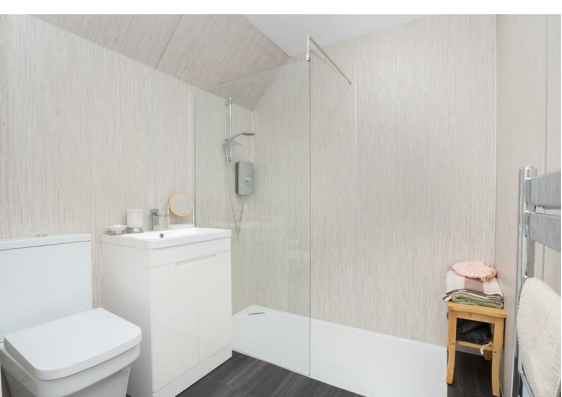


85 High Road

, Motherwell, ML1 3HU

Offers over £222,500







**\*\* CLOSING DATE - FRIDAY 30TH AT 12 NOON \*\***

Rarely available mid terraced sandstone villa in the heart of Motherwell Town Centre and in the catchment for the much favoured Dalziel High School.

Set over two levels this charming property offers spacious accommodation throughout, with the ground floor comprising of a welcoming entrance hallway, a beautiful formal lounge with focal fireplace, a well appointed kitchen which offers space for dining and has been finished with attractive shaker cabinets, a formal dining room which leads to a bright conservatory, and a modern shower room complete with walk in shower, wall hung vanity sink unit and WC. Integrated kitchen appliances include a larder fridge freezer, oven and hob.

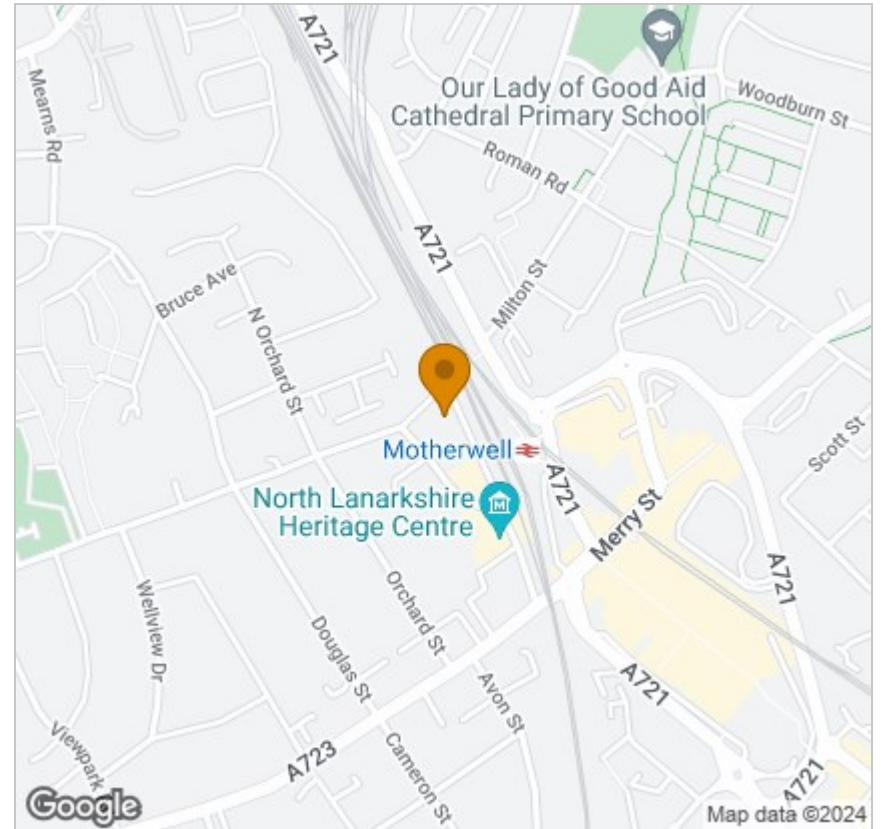
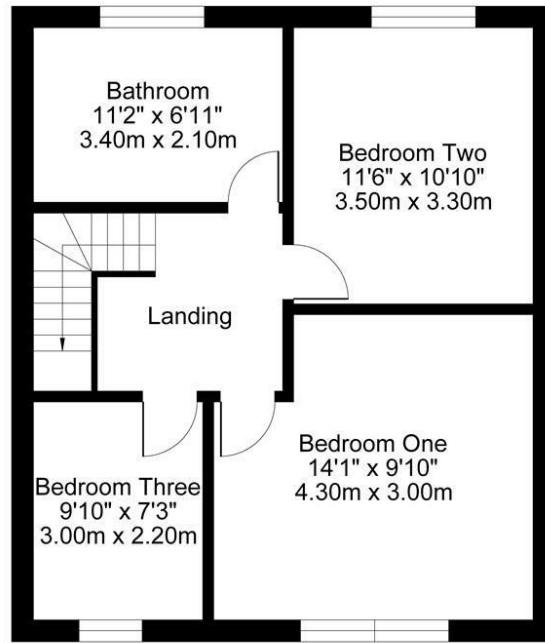
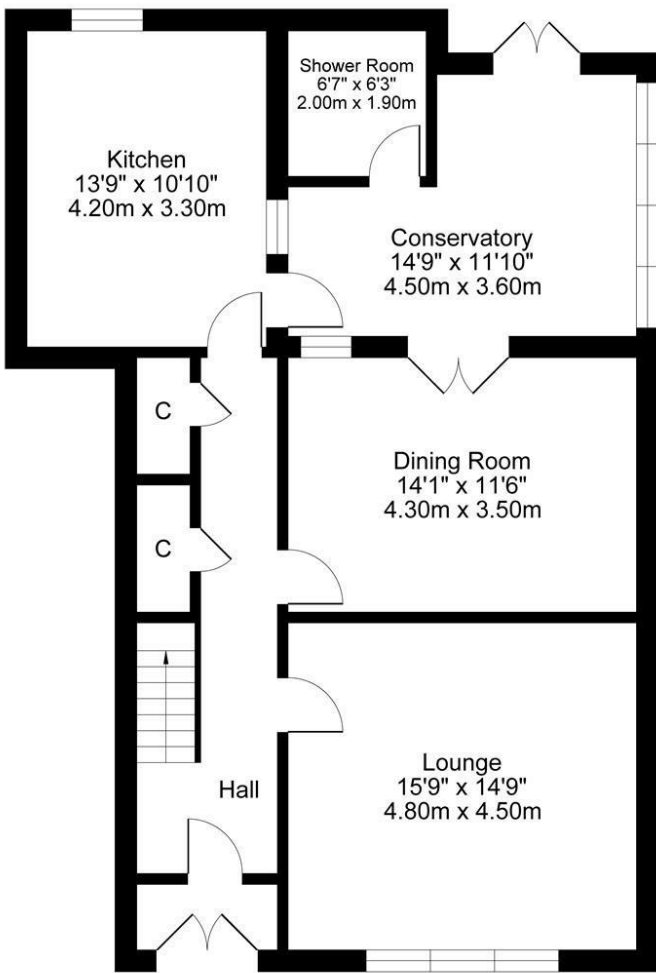
An elegant staircase leads to the upstairs accommodation which offers three sizeable bedrooms and a stunning family bathroom complete with feature free standing bath, walk in shower and vanity unit.

Gas central heating and double glazing are installed throughout, and ample storage can be found in the lower hallway.

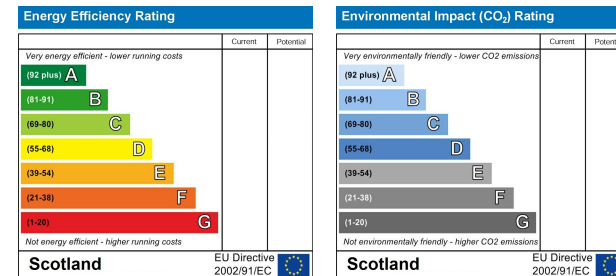
Externally there are deceptively spacious garden grounds to the rear of the property which are fully enclosed and tastefully finished with a neat lawn, timber deck and decorative stone chips. A large drive and garage provide secure off road parking. To the front there are neatly fenced gardens and further off road parking within the gated area.

The town centre is a moments' walk from the property and offers a complete range of shopping, bars, restaurants, leisure facilities and schools - notably, Dalziel High School. Motherwell's main line train station is right on the doorstep, making this property perfectly placed for commuters. Regular bus services also operate to the nearby towns of Hamilton, Wishaw and beyond, and the M74 motorway is a short drive away.





### Energy Efficiency Graph



### 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.

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