



AB Properties



37 Tillanburn Road
Motherwell, ML1 5HZ

Offers over £175,000



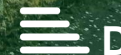
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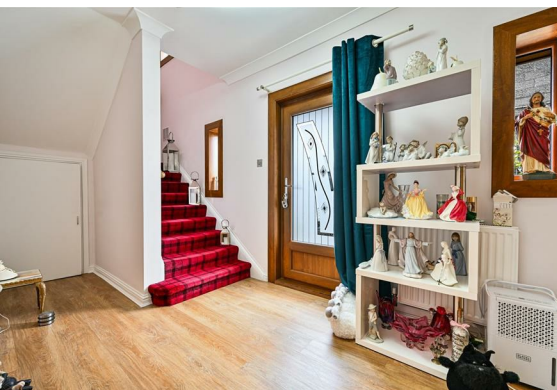
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Situated within the popular village of Newarthill, this well-presented two-bedroom semi-detached villa offers spacious and comfortable accommodation over two levels, making it an ideal purchase for first-time buyers, young families, or those looking to downsize. The property enjoys an attractive position with generous front and rear gardens and benefits from open countryside views to the rear, creating a peaceful setting.

The ground floor comprises a welcoming entrance hallway leading to a bright and generously proportioned lounge, featuring a charming bay window and cosy log-burner. The spacious breakfasting kitchen offers excellent worktop and storage space, comfortably accommodating a dining table and providing direct access to the rear garden. A modern shower room completes the ground floor accommodation.

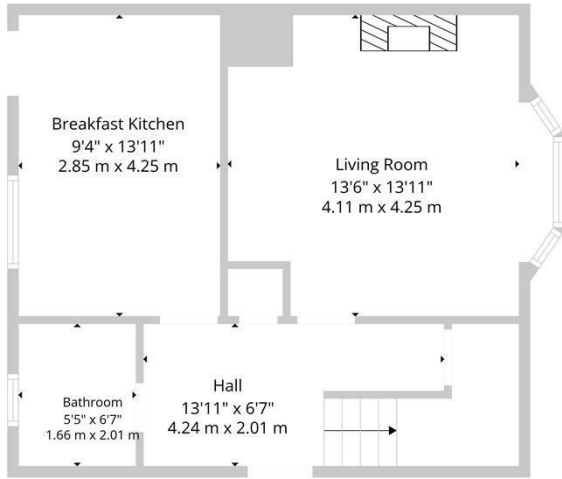
On the upper level, there are three well-proportioned bedrooms benefitting from fitted wardrobes/storage, and a convenient wc.

Externally, the property boasts a beautifully maintained front garden with a neat lawn, mature planting, and a monoblock pathway leading to the entrance. A generous driveway to the side provides off-street parking. The enclosed rear garden has been thoughtfully landscaped to create a low-maintenance outdoor space with paved patios, decorative planting, two substantial timber garden sheds, and uninterrupted views across neighbouring fields, offering an excellent space to relax or entertain outdoors.

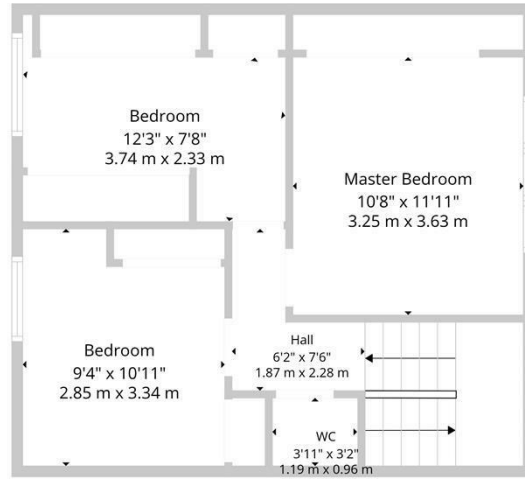
Further benefits include double glazing and gas central heating.

Located in the well-established village of Newarthill, the property is ideally placed for a range of local amenities, including shops, schools, and leisure facilities. Excellent road links provide easy access to Motherwell, Bellshill, Glasgow, and Edinburgh via the nearby M8 and M74 motorway networks, while regular public transport services and nearby train stations make commuting straightforward.





Ground Floor



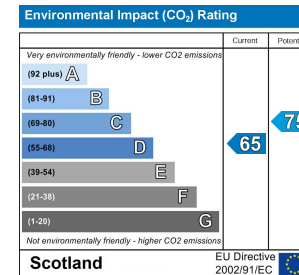
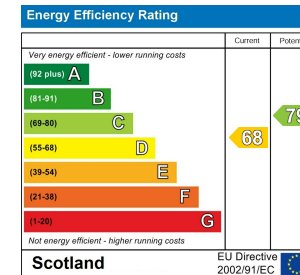
1st Floor

TOTAL: 966 sq. ft, 90 m²
 Ground floor: 483 sq. ft, 45 m², 1st floor: 483 sq. ft, 45 m²
 EXCLUDED AREAS: BAY WINDOW: 11 sq. ft, 1 m², WALLS: 78 sq. ft, 6 m²

Illustration For Identification Purposes Only - Measurements Are Approximate



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.

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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