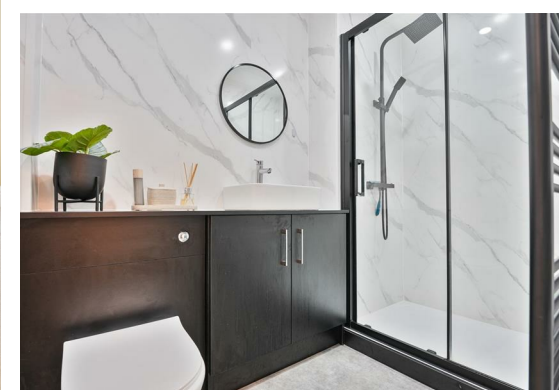
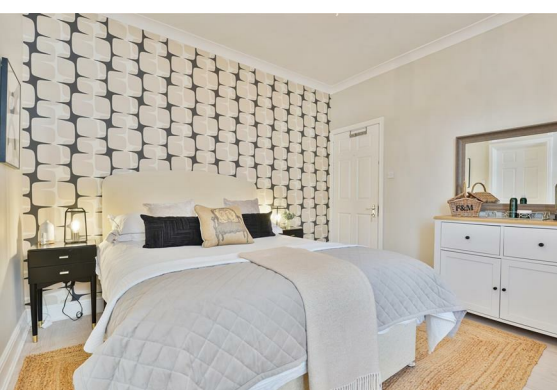




213 Manse Road  
, Motherwell, ML1 2PY

Offers over £390,000





Nestled in a sought-after location in Motherwell with captivating views over the Baron's Haugh bird sanctuary, this beautifully presented four-bedroom semi-detached family home combines traditional charm with contemporary elegance.

Accommodation comprises a welcoming entrance vestibule leading to a bright reception hallway. The formal sitting room features a bespoke Cotswold stone fireplace with gas fire, complemented by a bay window that fills the room with natural light. The versatile dining room, also with a bay window and open fire, can easily be adapted into a fifth bedroom if required.

The heart of the home is the magnificent open-plan kitchen and sitting area, anchored by a recently installed designer kitchen with premium Corian worktops, sleek island for informal dining, integrated double oven, microwave, dishwasher, and gas hob. Patio doors open directly to the landscaped garden, while a stylish log burner provides a charming focal point.

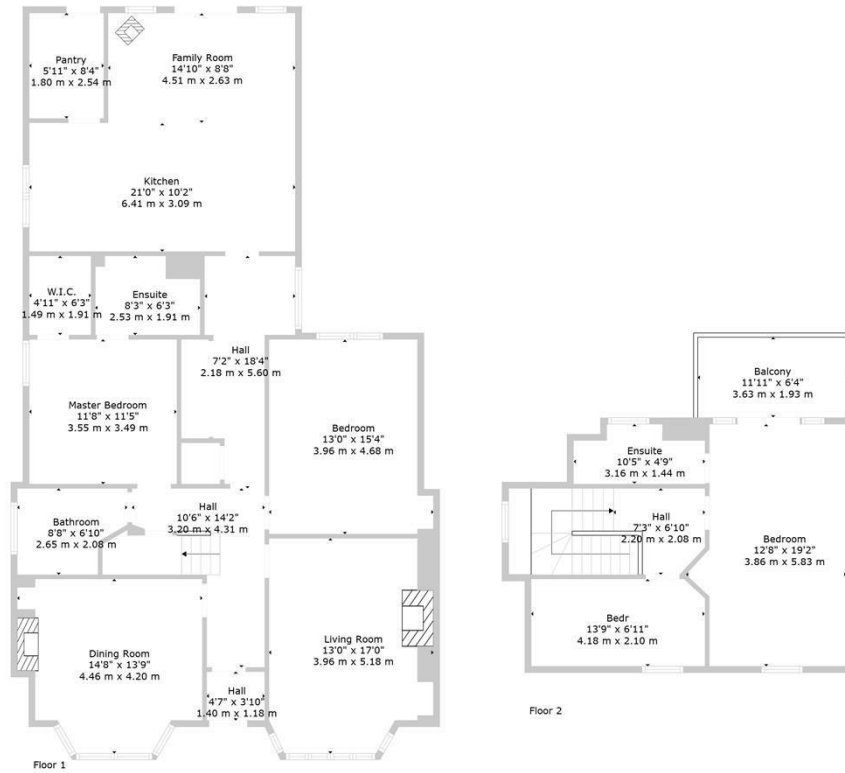
The ground floor further benefits from two generously sized double bedrooms, including one with en-suite shower room and walk-in wardrobe.

Upstairs, the master suite enjoys a private balcony with tranquil views and a chic en-suite bathroom. A fourth bedroom, currently utilised as a dressing room, offers excellent flexibility.

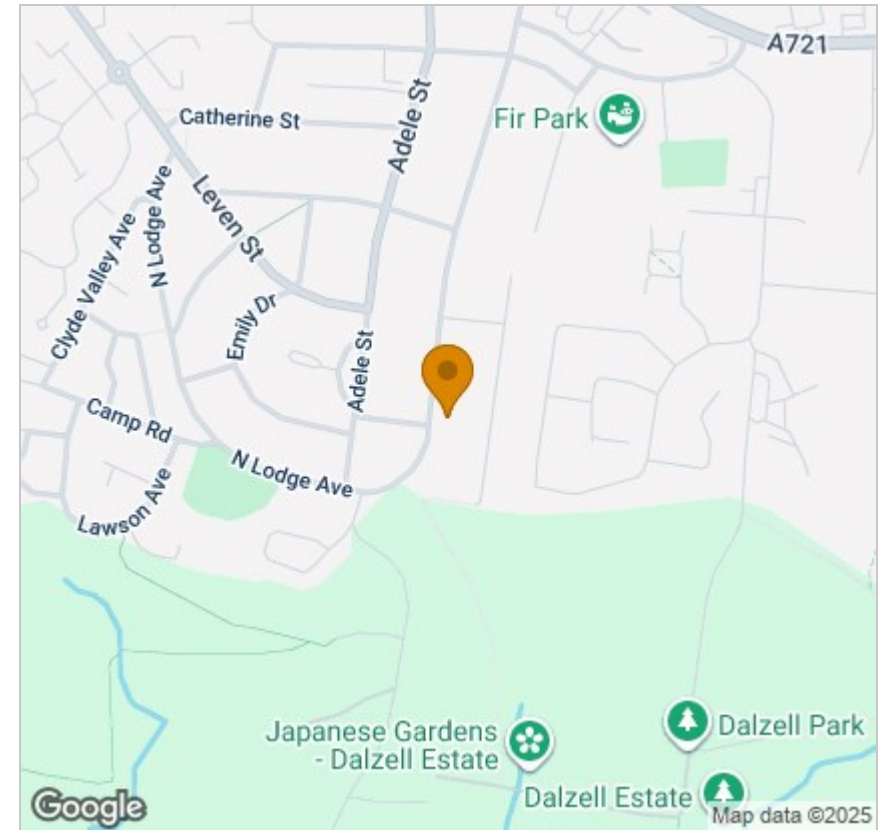
Externally, bespoke iron gates and fencing frame the elegant front entrance. To the front, a large monoblock driveway provides ample off-street parking, a well-manicured lawn, and an electric car charging point. To the rear, the private enclosed garden is mainly laid to lawn and enhanced by a porcelain-tiled patio, a decked terrace, and an additional monoblock patio—perfect for outdoor entertaining. The garden also benefits from outdoor lighting and soffit downlights adding a striking finish.

The property is heated via gas central heating and double glazed windows are installed throughout.





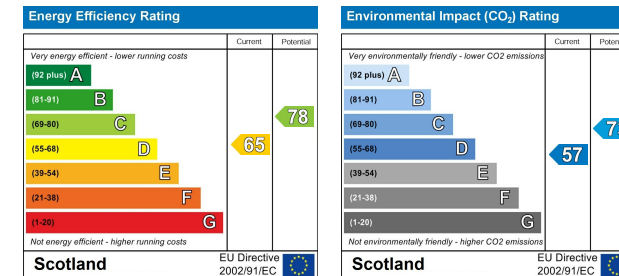
**TOTAL: 1932 sq. ft, 179 m<sup>2</sup>**  
 FLOOR 1: 1544 sq. ft, 143 m<sup>2</sup>, FLOOR 2: 388 sq. ft, 36 m<sup>2</sup>  
 EXCLUDED AREAS: LOW CEILING: 81 sq. ft, 8 m<sup>2</sup>, BALCONY: 76 sq. ft, 7 m<sup>2</sup>, WALLS: 139 sq. ft, 13 m<sup>2</sup>



## 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



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19 Bannatyne Street, Lanark, Lanarkshire, ML11 7JR  
 Tel: 01555 660077 Email: admin@ab-properties.co.uk ab-properties.co.uk