



RESIDENCE

2 Braemar Gardens, Newarthill, ML1 5UY

www.residencestateagents.co.uk



Viewing by appointment with Residence Lanark
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4 Bedrooms | 2 Public Rooms | 3 Bathroom

This stunning, beautifully presented modern detached family villa, built by Taylor Wimpey, enjoys a prime corner position within the highly sought-after Torrance Park development.

Designed in the popular Fairbairn house style, this spacious and well-proportioned home offers a thoughtfully planned layout, finished to an exceptional standard throughout, perfect for modern family living.

The ground floor accommodation comprises a welcoming reception hallway with a staircase leading to the upper level, a convenient cloakroom/WC, a generous rear-facing lounge with aspects overlooking the rear gardens and a formal dining room to the front. The contemporary fitted kitchen features integrated appliances, ample dining space, and French doors opening onto the rear garden.

Upstairs, the property boasts four well-proportioned double bedrooms, including a superb principal bedroom with en-suite shower room, along with a stylish, modern family bathroom.

Further benefits include gas central heating, double glazing, a monobloc driveway leading to a single garage, and maintained gardens complete with lawn, decking area, and a timber shed/garden bar, ideal for outdoor entertaining.

Early viewing is highly recommended to fully appreciate the quality and space this exceptional home has to offer.

The Torrance Park development is ideally situated near Newarthill and Motherwell town centre, both of which provide a wide range of local amenities including nurseries, schools, colleges, restaurants, bars, shopping, and leisure facilities. Strathclyde Park is also just a short distance away, offering a variety of outdoor and recreational activities.



1205.56 sq ft | EER = C



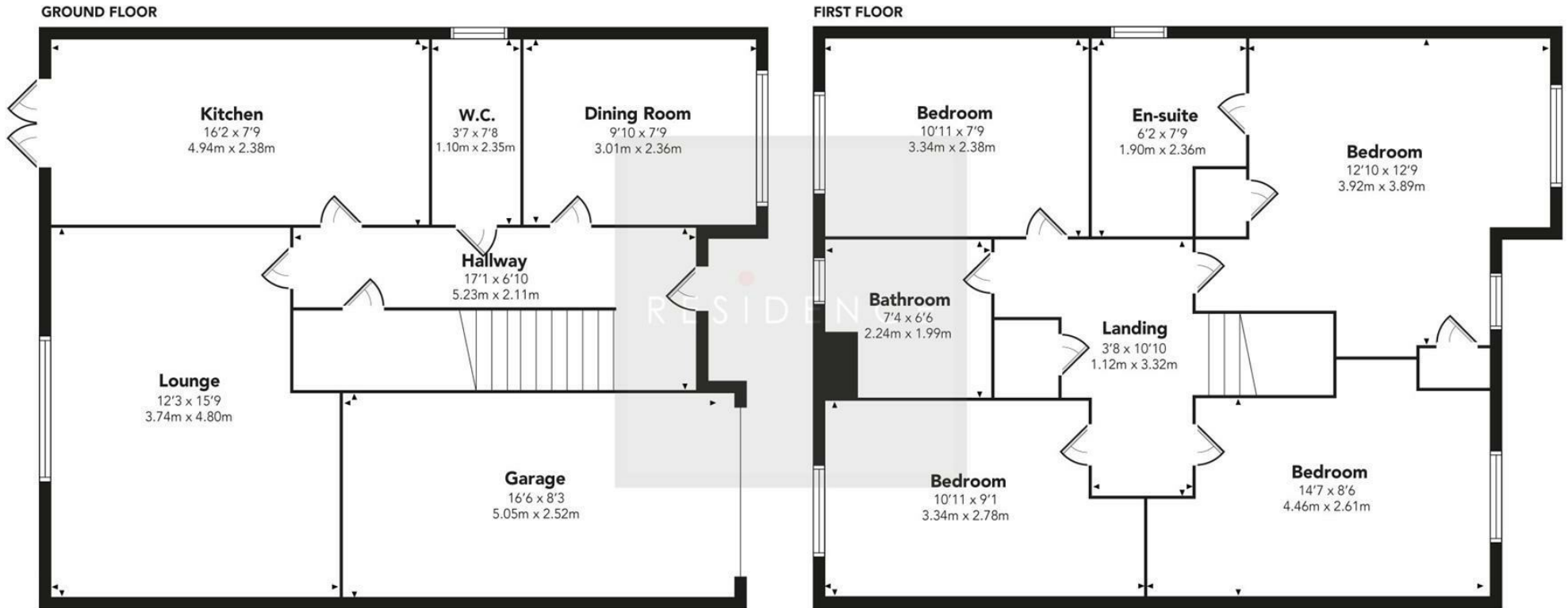
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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.