





Motherwell

63 Balvenie Drive, Motherwell, ML1 4FG

Independent Estates



Travel Directions

Traveling along Merry Street from Motherwell toward Newarthill. Take your first exit at main roundabout for Carfin Industrial Estate. Take first exit at next roundabout onto Glen Ord Road. Take first exit at next roundabout onto Longmorn Place. Take next right into Balvenie Drive and follow street and property is situated on your left.

Entrance Hallway	5.11m x 1.94m	Lounge	4.11m x 3.62m
Playroom/Bedroom Four	3.24m x 2.43m	Dining/Kitchen	7.08m x 3.92m
Conservatory	5.42m x 4.06m	Cloakroom WC	1.46m x 1.06m
Upper Landing	4.78m x 1.87m	Master Bedroom	4.10m x 3.25m
Master En-suite	2.54m x 1.20m	Bedroom Two	3.57m x 3.23m
Bedroom Three	3.72m x 3.00m	Family Bathroom	2.48m x 2.40m

Viewing: [Strictly by appointment via Independent Estates](#)

Offices:

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Situated in the outskirts of Motherwell with all its amenities and transport services. Balvenie Drive is located in popular locale and has easy access for commuting to Glasgow and Edinburgh via motorway network.

Independent Estates are delighted to welcome to the open market this spacious detached villa. The property offers sizable contemporary accommodation arranged over two levels comprising. Entrance to property via front facing upvc door with glass insert leading to entrance hallway. Hallway leads to lounge, playroom/bedroom four, lounge, kitchen, cloakroom wc and carpeted staircase. Front facing lounge with bay style window formation, feature fireplace with electric fire and laminated flooring. Generous rear facing kitchen/dining with range of base and wall mounted units, ample work surfaces, electric oven, gas hob, extractor, feature lighting and laminated flooring. The kitchen/dining gives access to large conservatory offering additional flexible living space and access to private rear garden. Side facing cloakroom wc comprising low flush wc, wash hand basin, heated towel rail, fully tiled walls and flooring. The property boasts garage conversion which is currently used as playroom or could be fourth bedroom.

Large P shape conservatory with laminated flooring gives access to rear garden.

Fully carpeted upper landing with side facing window leads to three double bedrooms, family bathroom and loft hatch. Master bedroom with three front facing window formations, laminated flooring and double fitted wardrobes. Master en-suite is front facing comprising low flush wc, wash hand basin, double shower cubicle, fully tiled walls and laminated flooring. Bedroom two is rear facing with two rear facing windows and fitted carpet. Bedroom three is again rear facing with two window formations and fitted carpet. Side facing family bathroom comprising four piece suite including low flush wc, wash hand basin, corner bath, shower cubicle, fully tiled walls, tiled flooring and heated towel rail.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to decorative mono-blocked driveway providing ample off street parking. Private rear garden is mainly laid to decorative timber deck and mono-block with decorative lighting and timber boundary fencing. Large timber summer house is included within the sale.

EXTRAS - All floor coverings, light fittings and window blinds.
EPC-C.

Offers Over £205,000

