



Cunningham Street  
Motherwell, ML1 3EW

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**Bungalow**

3/4 Bedrooms  
2 Reception  
1 Bathroom



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**01698 757 125**

## KEY FEATURES

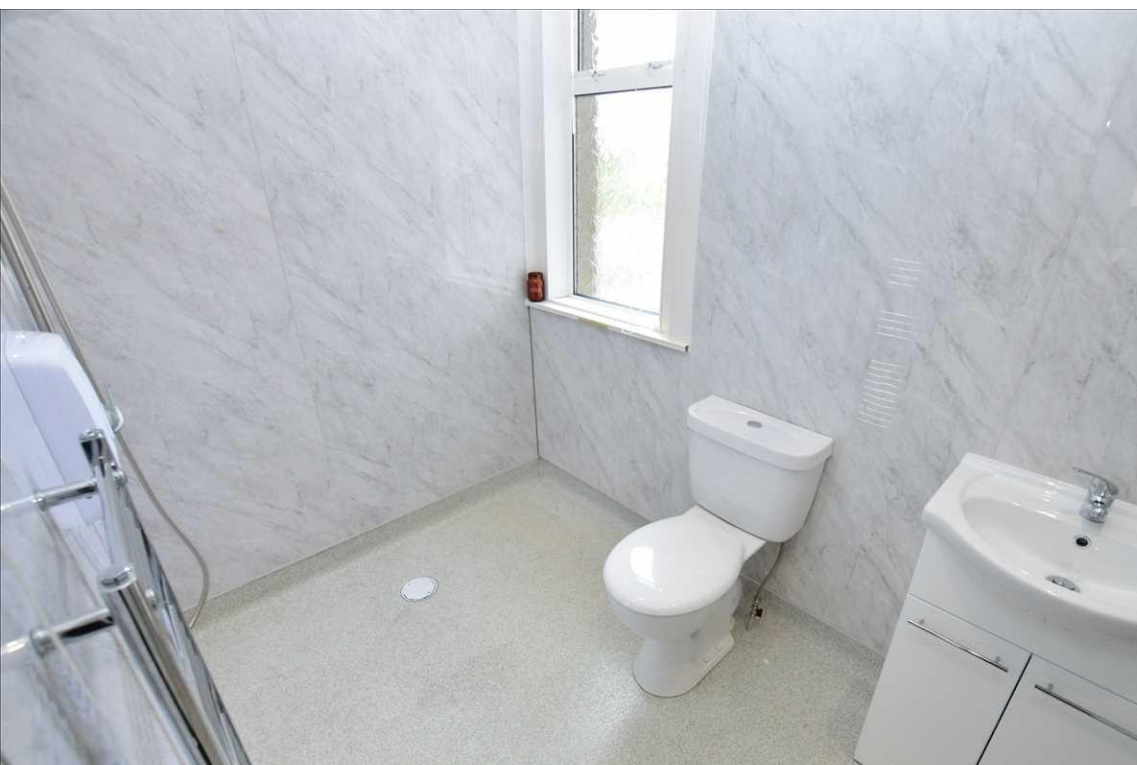
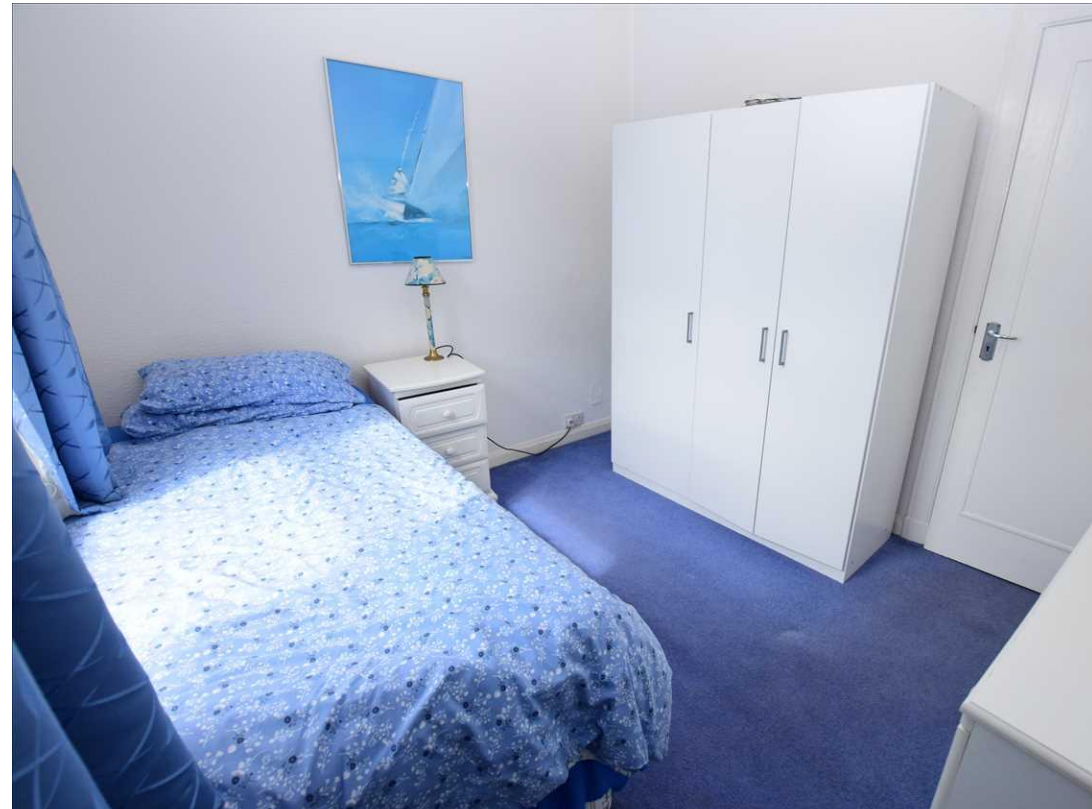
- Charming detached bungalow in one of Motherwell's most desirable locations
- Spacious lounge with neutral decor, bay window, feature side window and fireplace
- Sizeable 2nd lounge which could alternatively be a 4th bedroom, dining room (as used currently) or games room
- 3 bedrooms - fitted wardrobes in the main bedroom
- Recently refitted shower room finished with wet wall panelling
- Good sized kitchen with wrap-round wall & floor units and utility area
- Large plot of ground - huge back garden, driveway, parking for multiple cars, and a detached garage
- Substantial loftspace currently used as storage - huge potential to redevelop into further living space (subject to any planning consents)
- Sought after location - within walking distance of Motherwell town centre, train station, public transport links, Dalziel High School and just a few moments drive from the M74 motorway
- COUNCIL TAX BAND: E EPC RATING: D

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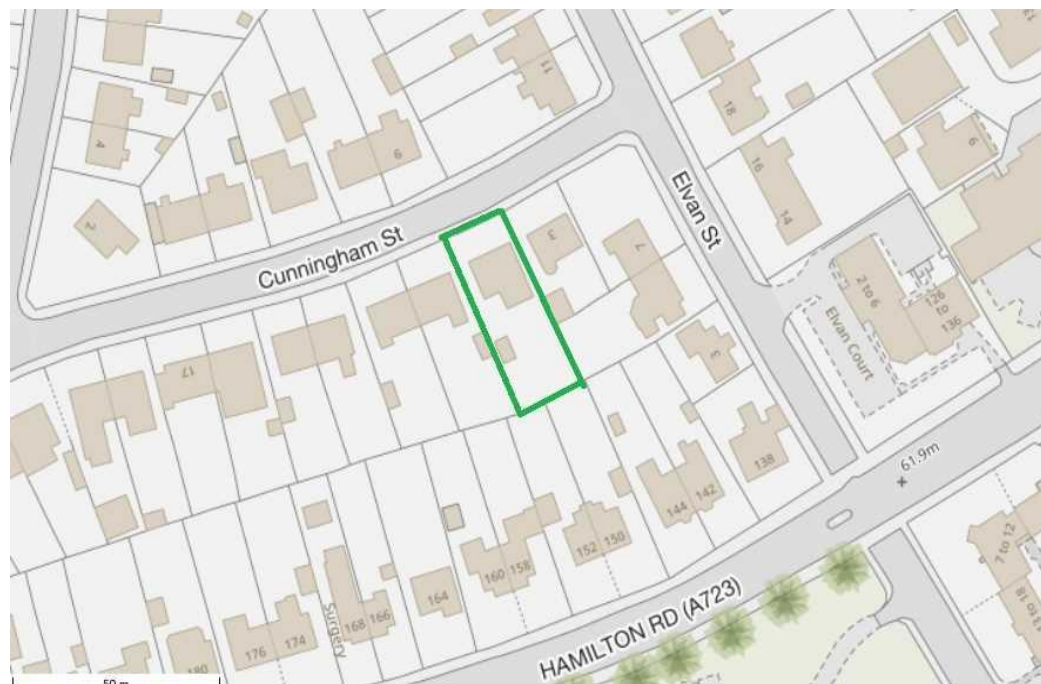
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All boundaries should be verified by a conveyancing solicitor

**Move On are delighted to present to the market this charming 3/4 bedroom detached bungalow in Motherwell - Cunningham Street.**

**On arrival at the property you are welcomed by a traditional sandstone, double fronted facade, and on entering the property there is a hallway which leads to a spacious and bright main lounge on the right hand side, with neutral decor, bay window, feature side window and fireplace. Opposite the lounge is a similar sized, 'mirror image' room which is currently used as a dining room, but could alternatively be a 2nd living room, bedroom, or cinema room. The kitchen has wrap round white wall and floor units with a decorative blue trim and utility area, and door to the rear garden. There are 3 good sized bedrooms, all of which are painted white and a 'blank canvas' to add your own taste, style and colours if you wish; and there is fitted mirrored wardrobes in the larger back bedroom. The shower room has been recently refurbished and is finished with stylish wet wall panelling. The impressive and sizeable attic space is currently used as a large storage area(accessed via a pull down loft ladder and has lighting), but could be redeveloped into further living accommodation, subject to any necessary planning consents. a cellar style store provides further storage to the rear of the property.**

**Externally the property is situated on a large plot of ground with a huge back garden area - there is a chipped driveway to the side of the property which leads to a large parking area and detached garage to the rear, mature plants and shrubs, and a lawn/drying green.**

**Cunningham Street is a highly sought after location, within the Dalziel catchment area, just outside (and within walking distance) of Motherwell town centre which has a large selection of shops, major supermarkets, individual retailers, bars, restaurants and leisure facilities, as well as Motherwell train station which has frequent services to Glasgow, Edinburgh and London.Both the Duchess Park and Strathclyde Country Park are nearby, For those commuting by car, the M74 motorway is just a few moments drive.**



## ROOM MEASUREMENTS

**Lounge:**  
5.08m (16' 8") x 4.43m (14' 6")

**Dining Room/Bedroom 4:**  
5.08m (16' 8") x 4.41m (14' 6")

**Kitchen:**  
4.13m (13' 7") x 3.98m (13' 1")

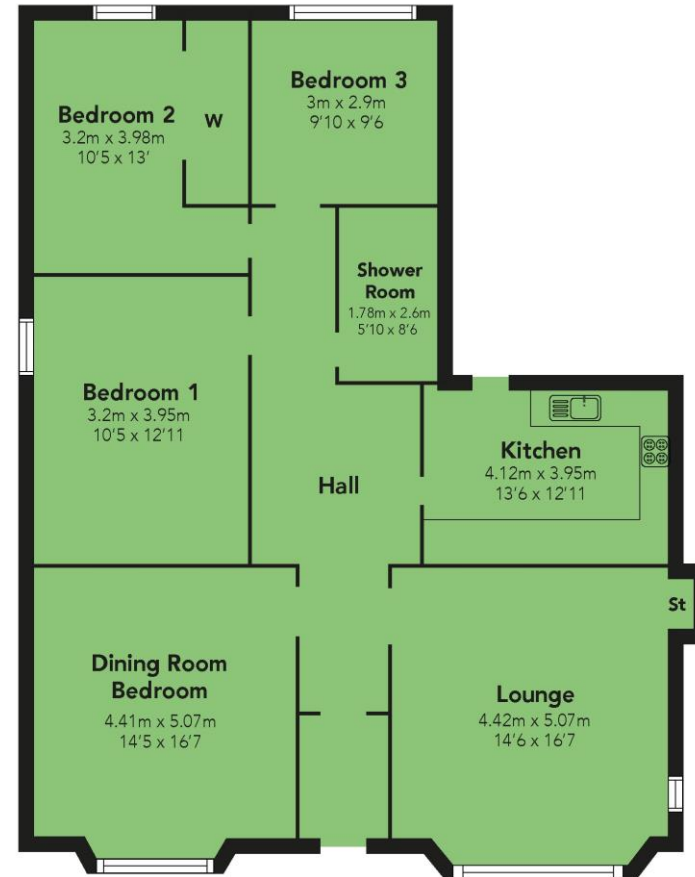
**Bedroom 1:**  
3.94m (12' 11") x 3.20m (10' 6")

**Bedroom 2:**  
3.98m (13' 1") x 3.20m (10' 6")

**Bedroom 3:**  
3.00m (9' 10") x 2.90m (9' 6")

**Shower Room:**  
2.60m (8' 6") x 1.78m (5' 10")

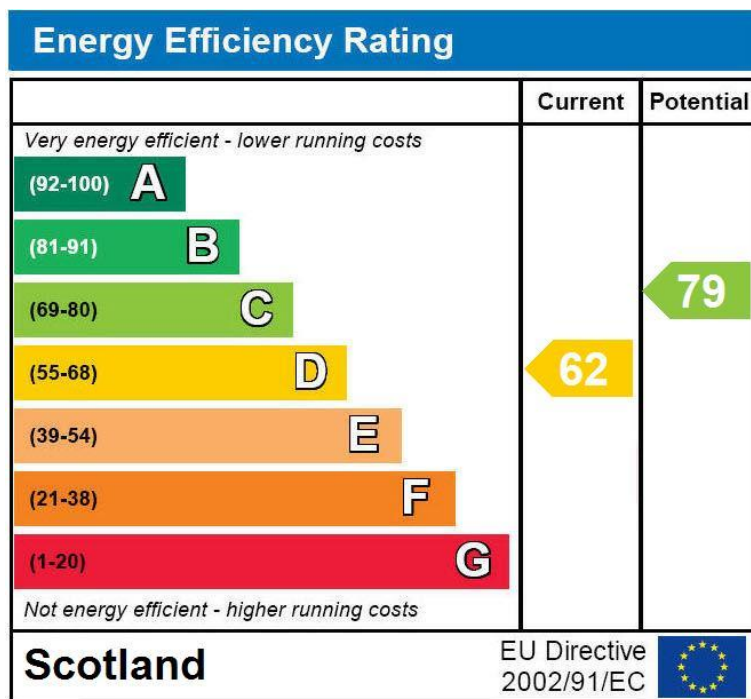
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Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

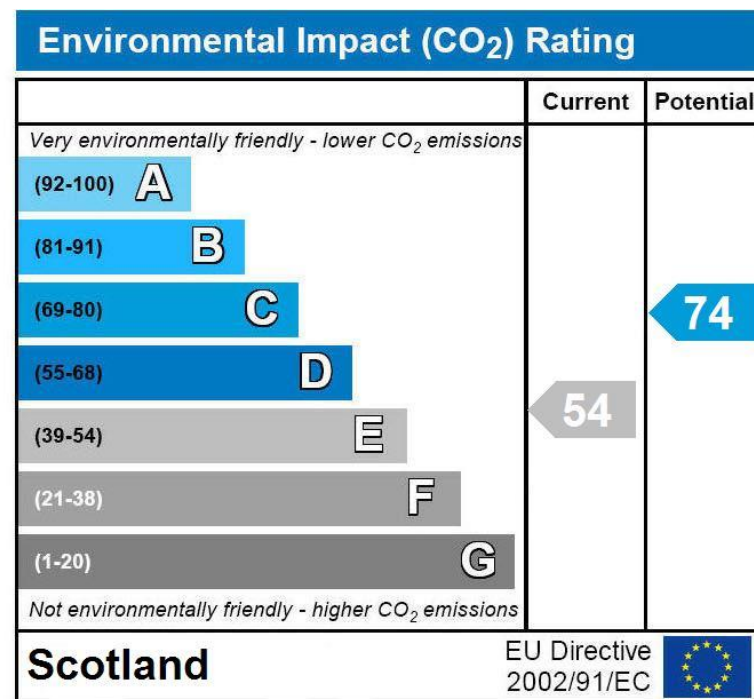


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (62)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band E (54)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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