



Wilkie Drive
Holytown, ML1 4YU

move  on

Wilkie Drive
Holytown
ML1 4YU

Detached

4 Bedrooms
2 Receptions
3 Bathrooms



move on
www.moveonhomes.co.uk

01698 757 125

KEY FEATURES

- Well presented detached home located in the desirable Cloverfields estate in Holytown, Motherwell
- Bright lounge with laminate flooring and fresh, neutral decor
- Open plan dining room with patio doors leading out to the rear garden
- Modern kitchen with white wall and floor units and tiled flooring
- Downstairs WC.
- 4 double bedrooms with fitted mirrored wardrobes in 2 rooms and an ensuite shower room in the main bedroom
- Partially tiled bathroom suite with shower over the bath
- Enclosed gardens to rear with decked patio area. 2-3 car driveway to the front leading to the integral garage
- Close to M8 motorway and Holytown train station
- COUNCIL TAX BAND: E - EPC RATING: C



move on

www.moveonhomes.co.uk







Wilkie Drive, Holytown, ML1 4YU

Move On are delighted to present to the market this lovely 4 bedroom detached villa in Holytown - Wilkie Drive.

This lovely family home is in walk-in condition and features: A bright lounge with neutral decor and laminate flooring which continues into the open plan dining area, which has patio doors leading out to the rear garden; modern fitted kitchen with white wall and floor units and tiled flooring; convenient downstairs WC, 4 double bedrooms on the first floor- 2 of which have fitted mirrored wardrobes - and an ensuite shower room in the master bedroom and a partially tiled bathroom suite. There is gas central heating, double glazing, and an integral garage.

Externally the front garden has a small lawn area, and a chipped stone driveway for 2 -3cars. The low maintenance rear garden is fully enclosed, with a raised deck patio and summer house.

Wilkie Drive is located in the desirable Cloverfields estate built by Persimmon Homes in Holytown, Motherwell, close to local Primary and Secondary schools, and amenities for day to day shopping as well as Holytown Train station which has frequent services to both Glasgow and Edinburgh. For those commuting by car the M8 is just a few moments drive, with the M74, M73 and East Kilbride Expressway all within easy reach. Nearby towns include Motherwell, Bellshill, Airdrie, Coatbridge and Wishaw.

move on

ROOM MEASUREMENTS

Lounge: 4.60m (15' 1") x 3.30m (10' 10")

Dining Room: 3.40m (11' 2") x 3.00m (9' 10")

Kitchen: 3.40m (11' 2") x 3.10m (10' 2")

Downstairs WC: 2.20m (7' 3") x 1.10m (3' 7")

Bedroom 1: 4.00m (13' 1") x 3.70m (12' 2")

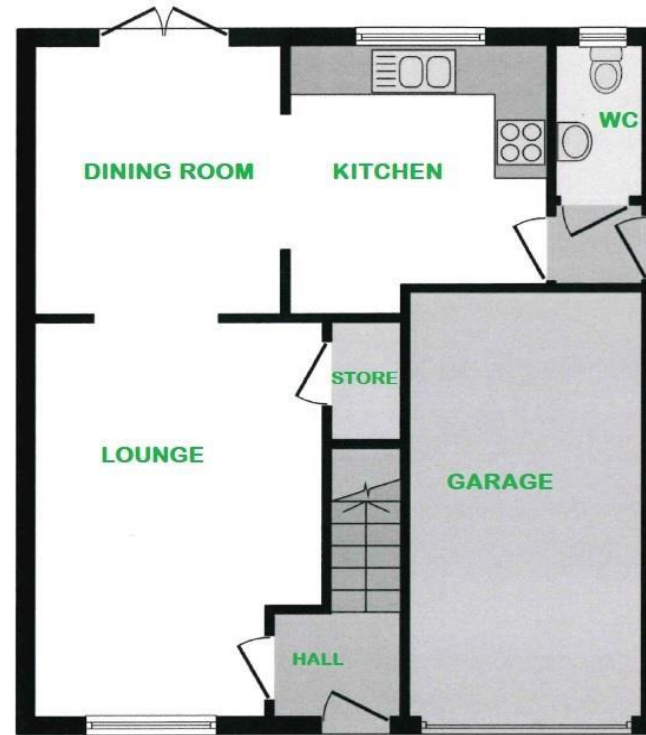
Ensuite: 2.00m (6' 7") x 1.80m (5' 11")

Bedroom 2: 3.27m (10' 9") x 2.61m (8' 7")

Bedroom 3: 3.27m (10' 9") x 2.62m (8' 7")

Bedroom 4: 3.16m (10' 4") x 2.48m (8' 2")

Bathroom: 2.76m (9' 1") x 1.79m (5' 10")

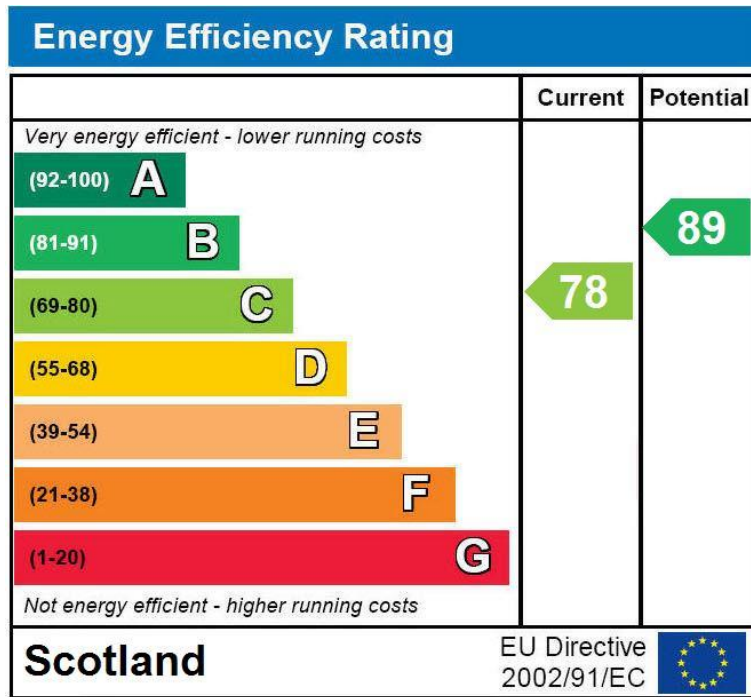


GROUND FLOOR



FIRST FLOOR

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.

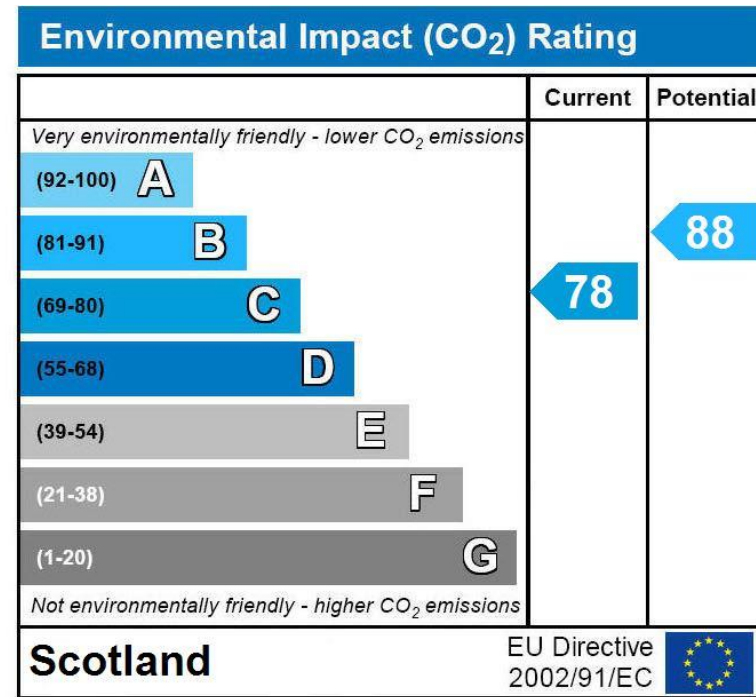


Energy Efficiency Rating

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 C (78)**. 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 (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (78)**. 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.

move n

166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

 facebook.com/moveonhomes