



RESIDENCE

15 Haughview Road, Motherwell, ML1 3EA

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Viewing by appointment with Residence Hamilton

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3 Bedrooms | 1 Public Rooms | 1 Bathrooms

Located within a highly desirable residential locale and occupying an excellent corner appointed position with large driveway and impressive private gardens, this sure to be popular main door 2 bed and box room upper cottage flat has been finished to a very high standard throughout.

The property is sure to appeal to either a first-time buyer or someone who is looking to downsize. The accommodation comprises, lower entrance vestibule with staircase to the upper reception landing, bright and airy lounge, modern fitted dining size kitchen, 2 double bedrooms, dressing room/box room and modern fitted family bathroom. Features of the property include gas fired central heating and double glazing. Further features include corner appointed gardens that have been very well maintained and driveway for several cars.

The floor plan will provide you with a detailed layout of this comfortable and well-laid-out home however both internal and external viewing is highly advised to appreciate the size, style and setting on offer. There could be the opportunity to extend into the loft to increase the living area, subject to gaining the relevant planning permissions.



Haughview Road is located within the town of Motherwell which is renowned for its schooling and is only a short distance from the town centre which provides a wide choice of shopping facilities. The area has a wide choice of sports facilities including golf, tennis, bowling, swimming and country parks with the nearby Strathclyde Country Park and Chatelherault Parks and for those commuting by bus or train there are excellent and regular links to the surrounding towns and cities including Glasgow and Edinburgh. The road network provides access both north and southbound on the M74 motorways and links with the M8 to Glasgow, Edinburgh and through the commuter belt of Scotland.

753.47 sq ft | EER = D



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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.