



RESIDENCE

78 Bell Quadrant, Carfin, ML1 4GN

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Viewing by appointment with Residence Hamilton

T: 01698 444333 | E: hamilton@residenceestateagents.co.uk | A: 34 Cadzow Street, Hamilton, ML3 6DG



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3 Bedrooms | 1 Public Rooms | 2 Bathrooms

Located within a popular residential development, conveniently positioned for local shops, amenities and excellent transport links, this most impressive and beautifully presented three-bedroom semi-detached villa offers an excellent opportunity for a wide variety of buyers.

Finished in fresh, stylish and contemporary tones throughout, the property is presented in true walk-in condition and provides bright, comfortable and well-proportioned accommodation formed over two levels. The home is ideally suited to first-time buyers, couples and young families, with early internal viewing highly recommended.

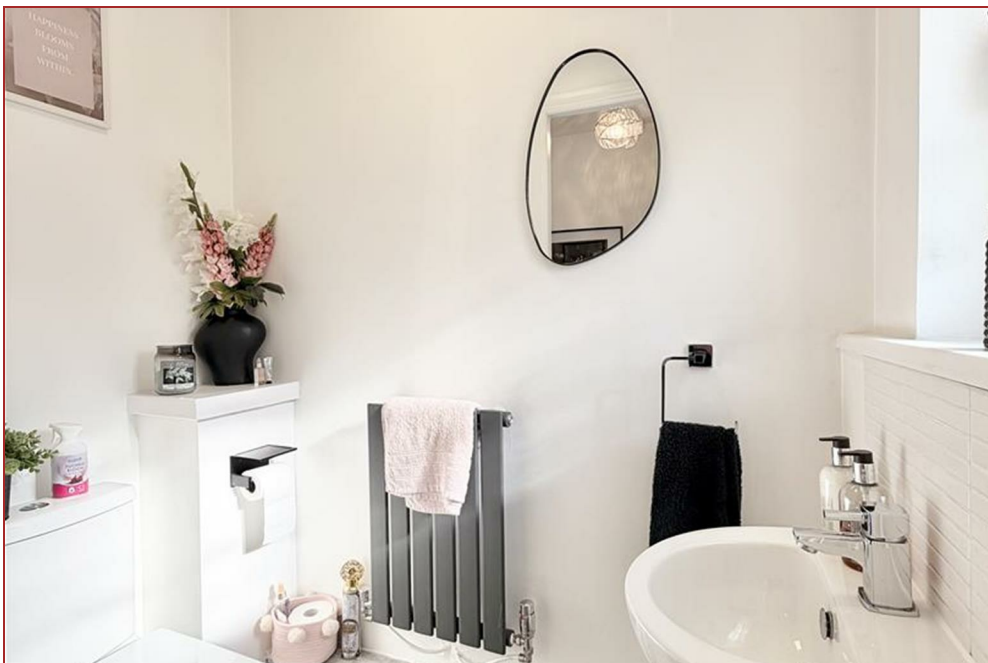
The accommodation comprises a welcoming reception hallway with access to a convenient cloakroom/WC and an attractive formal lounge providing an excellent space for relaxing and entertaining. French doors from the lounge lead through to the impressive open-plan dining kitchen, which has been stylishly designed and fitted with a range of modern units, worktops and appliances, while providing ample space for family dining.

On the upper floor there are three well-proportioned bedrooms together with a contemporary fitted family bathroom featuring an attractive four-piece suite.

Features of the property include gas central heating, double glazing, modern décor and finishes throughout, well-maintained gardens and a monobloc driveway providing convenient off-street parking.

Carfin is conveniently located close to Motherwell town centre, which offers an excellent selection of shops, bars, restaurants and leisure facilities. The surrounding area provides a variety of sporting and recreational amenities, including golf, tennis, bowling and swimming, while Strathclyde Country Park is also within easy reach.

For commuters, there are regular bus and rail services providing links to surrounding towns and cities, including Glasgow and Edinburgh. The nearby road network also provides convenient access to the M74 motorway for travel throughout the central belt.



947.22 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.