



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**3 Woodlands Drive**

MOTHERWELL, NORTH LANARKSHIRE, ML1 4XU

# 3 WOODLANDS DRIVE



We are delighted to offer for sale this three-bedroom, end-terrace villa, which is formed over two levels and is situated in a very popular location, within a short stroll of the train station. This property is presented to the market in exceptional decorative order.

Ideal family home with spacious and flexible living accommodation. Properties of this type and nature come to the market very rarely and will attract a variety of potential purchasers looking for their ideal family home.

In more detail, the accommodation comprises a vestibule (with storage) opening into a large lounge with dining area. Immediately impressive and unique lounge, which is a bright and airy room and offers a range of furniture configurations. The kitchen includes a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood and space for a washing machine. There is space within the dining area for a table and chairs. This property also boasts a conservatory which

opens onto a large family garden which is completely enclosed and secure for the kids.

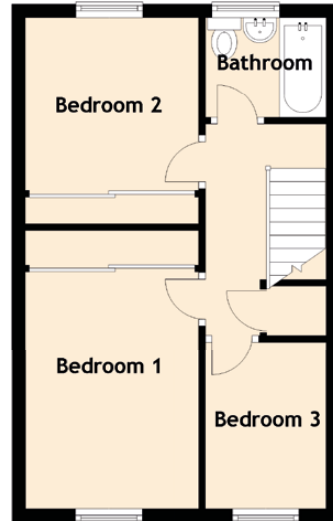
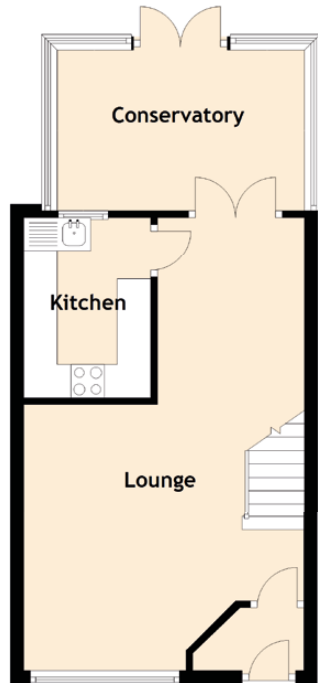
Upstairs, there are two good-sized double bedrooms, both benefiting from built-in mirrored wardrobes and offering ample space for additional free-standing furniture. There is also a single bedroom. The fully-tiled family bathroom suite is stunning and can be accessed off the landing and comprises a three-piece suite, with an electric shower over the bath. Loft access is also from the landing and provides invaluable storage space.

This property has been decorated and maintained to an excellent standard throughout and is the fresh and modern home that many will appreciate with its neutral palette.

The property has gas heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round. Externally, the property benefits from a maintenance-free front garden, driveway and extensive back gardens.

This home given the size of the plot could potentially be extended with relevant permissions obtained.

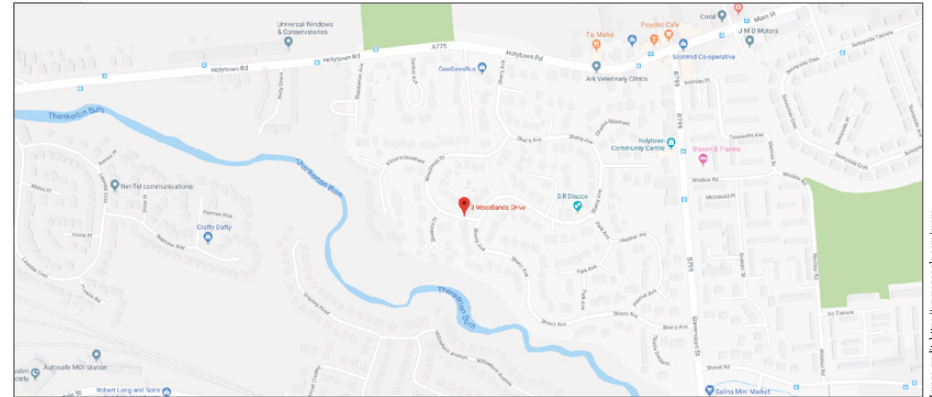
# SPECIFICATIONS



Approximate Dimensions - (Taken from the widest point)

Lounge	6.80m (22'4") x 4.20m (13'9")
Kitchen	3.00m (9'10") x 2.00m (6'7")
Conservatory	3.70m (12'2") x 2.40m (7'10")
Bedroom 1	3.80m (12'6") x 2.60m (8'6")
Bedroom 2	2.70m (8'10") x 2.60m (8'6")
Bedroom 3	2.50m (8'2") x 1.80m (5'11")
Bathroom	1.81m (5'11") x 1.07m (3'6")

Gross internal floor area (m<sup>2</sup>) - 77m<sup>2</sup> || EPC Rating - E



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