

13 Kyle Quadrant

NEWARTHILL, MOTHERWELL, NORTH LANARKSHIRE, ML1 5EB



*Excellent 3 bed mid-terraced family home,
popular area, great accommodation*



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McEwan Fraser Legal are delighted to bring to the market this spacious 3-bedroom mid terraced villa with an enclosed rear garden.

THE LOUNGE/DINER



Accommodation consists of a welcoming entrance hallway with large storage cupboards, leading to a bright and airy lounge/diner which benefits from lots of natural light having large windows at both ends. There is a living flame feature electric fireplace and another large storage cupboard as well as a generous dining area to the rear.

THE KITCHEN



The fitted kitchen is perfect for the home, finished in marble effect work surface over oak effect base and wall mounted cabinets with tiled splashback and boasts free-standing electric cooker with hood, washing machine, microwave, and fridge freezer. The ample storage space and work surface make this the ideal environment for any aspiring chef to prepare a tasty meal.





The carpeted stairway to the upper accommodation has handrails on both sides and arrives at another large storage cupboard between the bathroom and bedroom 1 which houses the modern and efficient Worcester boiler servicing the gas central heating system which keeps this home warm and cosy along with the double-glazed window units.

There are three good sized bedrooms in this lovely home, all are doubles with white walls and carpet, and whilst bedroom 3 has a full-height storage cupboard, bedroom 1 has a recessed wardrobe and vanity table and all 3 benefit from space for freestanding furniture.

BEDROOM 1



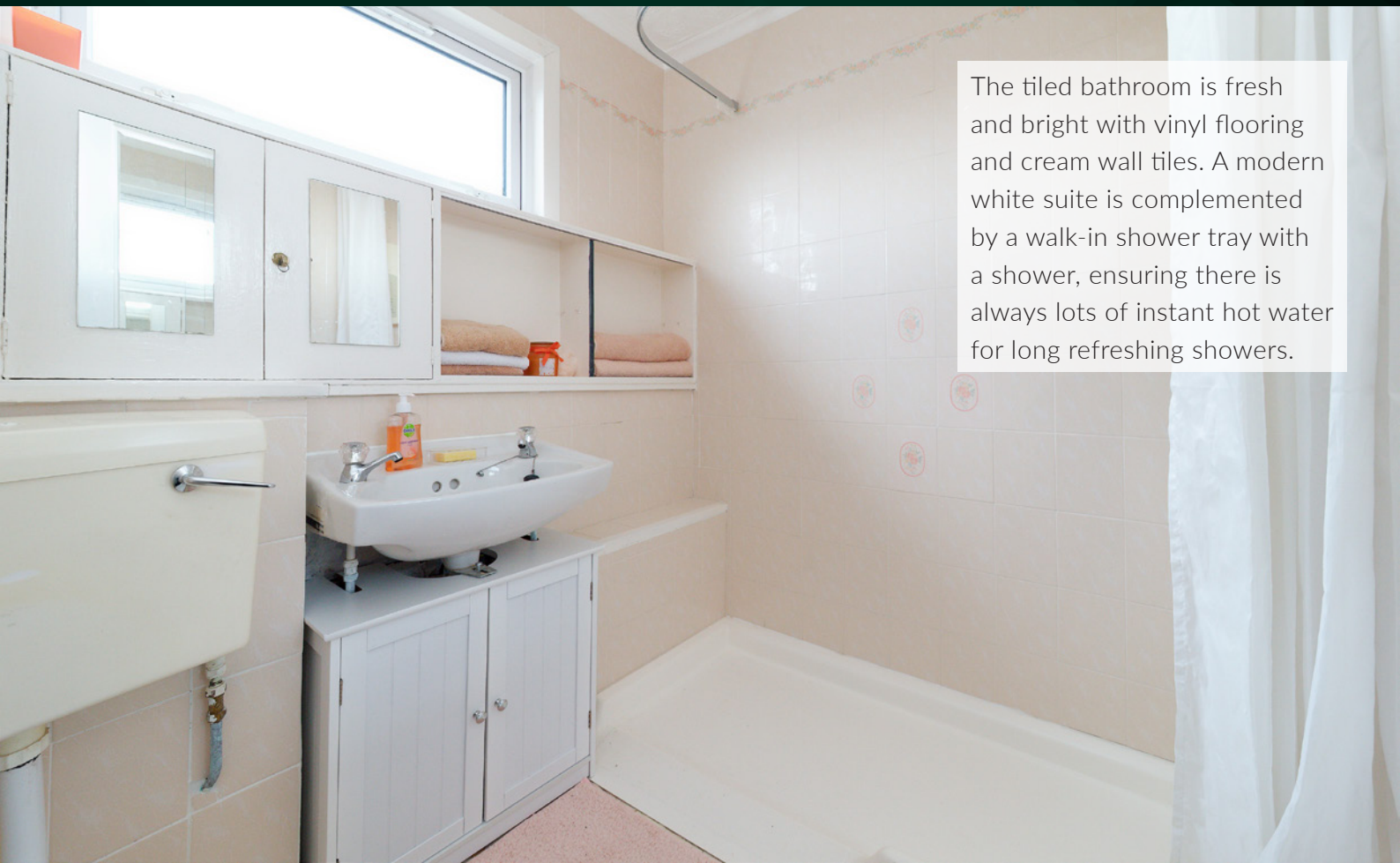
BEDROOM 2



BEDROOM 3



THE SHOWER ROOM



The tiled bathroom is fresh and bright with vinyl flooring and cream wall tiles. A modern white suite is complemented by a walk-in shower tray with a shower, ensuring there is always lots of instant hot water for long refreshing showers.



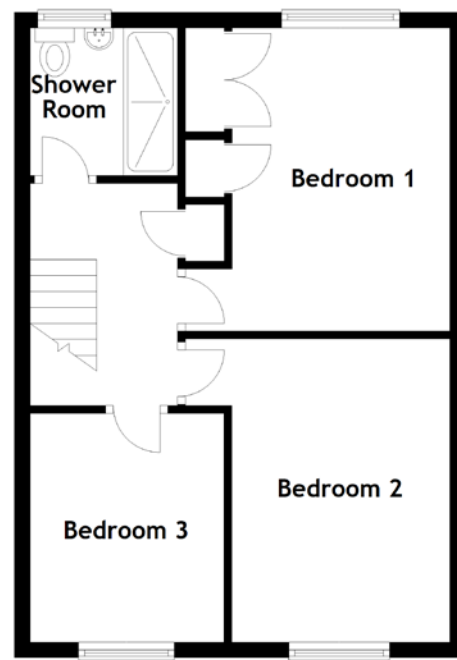
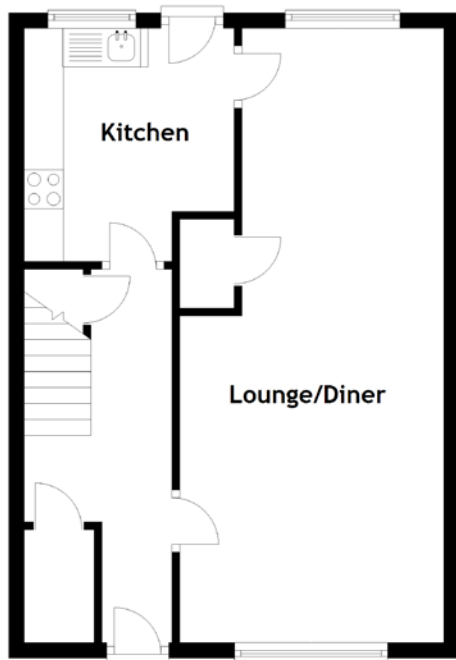
THE GARDEN

There is an enclosed back garden offering space that is ideal for pets and children. The concrete hut allows for secure storage of garden equipment etc and there is plenty of off-road parking to the rear.

This is a property that has really been enjoyed by the current owners and it now offers a great starter home for any young couple or small family. Early viewing is strongly advised for 'canny' buy-to-let investors, young families or first-time buyers looking for a great place to call 'home'.



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	7.90m (25'11") x 3.40m (11'2")
Kitchen	3.00m (9'10") x 2.70m (8'10")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	3.90m (12'10") x 3.50m (11'6")
Bedroom 3	2.94m (9'8") x 2.50m (8'2")

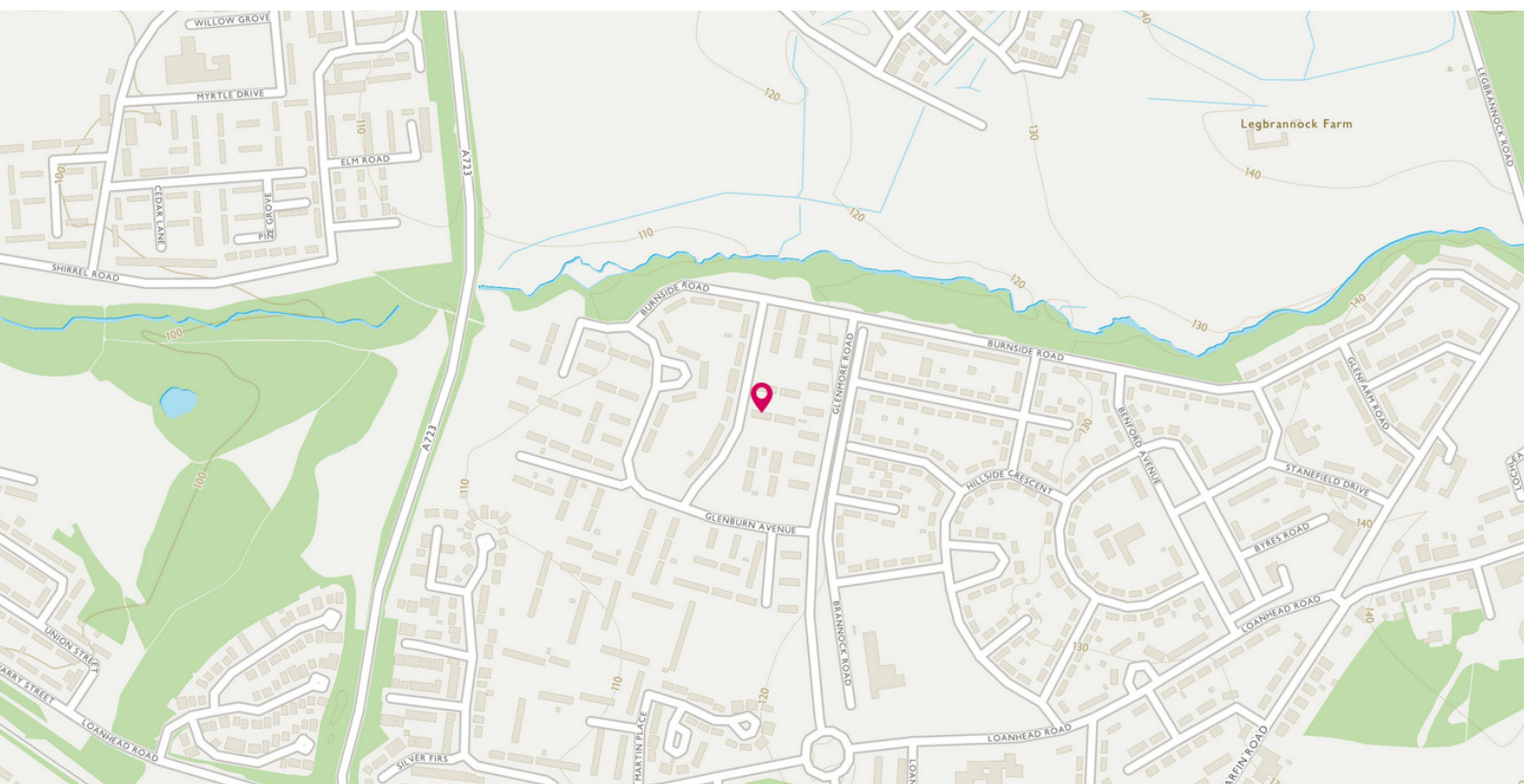
Shower Room

2.05m (6'9") x 1.90m (6'3")

Gross internal floor area (m²):86m²

EPC Rating: C

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.



THE LOCATION

Situated in the popular area of Newarthill, this property is well placed for all everyday local amenities and Carfin and Holytown railway stations provide regular services to Glasgow and Edinburgh.





The property is within easy reach of Motherwell town centre and all of its amenities. There are road links to all nearby towns including Motherwell, Wishaw, Hamilton, Bellshill and East Kilbride and a surrounding motorway network including the M8 which is only minutes away provides excellent commuting access to all over Scotland and the south. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.



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