

21 Archerfield Crescent

NEWARTHILL, MOTHERWELL, ML1 5FW



Stunning four bedroomed family detached house finished to an exacting standard



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McEwan Fraser is delighted to present this stunning four bedroomed family detached house to the market. The property has been finished to an exacting standard and is offered to the market chain free and in immaculate walk-in condition. Built in the style of the 'Norbury' house type, this beautifully designed home offers an array of bright, spacious and airy apartments formed over two main levels. The home is further enhanced by way of fresh contemporary décor, stylish tiling, quality floor coverings and contemporary lighting.

THE LOUNGE



The ground floor accommodation comprises a welcoming reception hallway with a staircase leading to the upper floor level, a cloakroom with a two-piece suite, a formal lounge to the front and a spacious open plan kitchen/dining/family room to the rear.

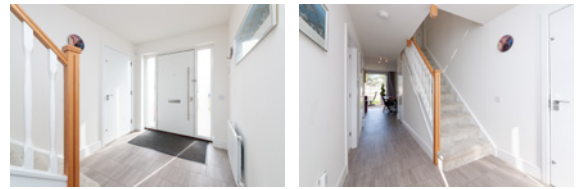
THE KITCHEN/DINER



Avant Homes are known for their eye-catching kitchens which include integrated appliances. The kitchen also features double glazed bi-fold doors leading to the rear gardens and is sure to become the heart of the home.







On the upper floor, there is a great sized landing with a study area and four double bedrooms. The sizeable master bedroom has quality sliding door wardrobes, superb floor space for a full suite of bedroom furniture, and further benefits from a stylish en-suite shower room. The upper floor is also serviced by way of a good-sized modern fitted family bathroom.

THE MASTER BEDROOM





BEDROOM 2



BEDROOM 3 & 4



THE BATHROOM



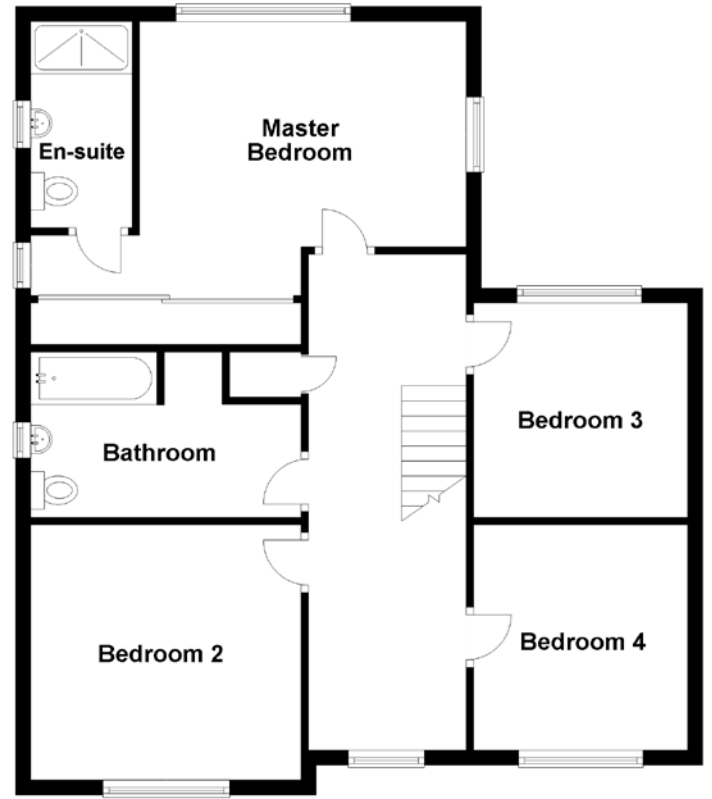
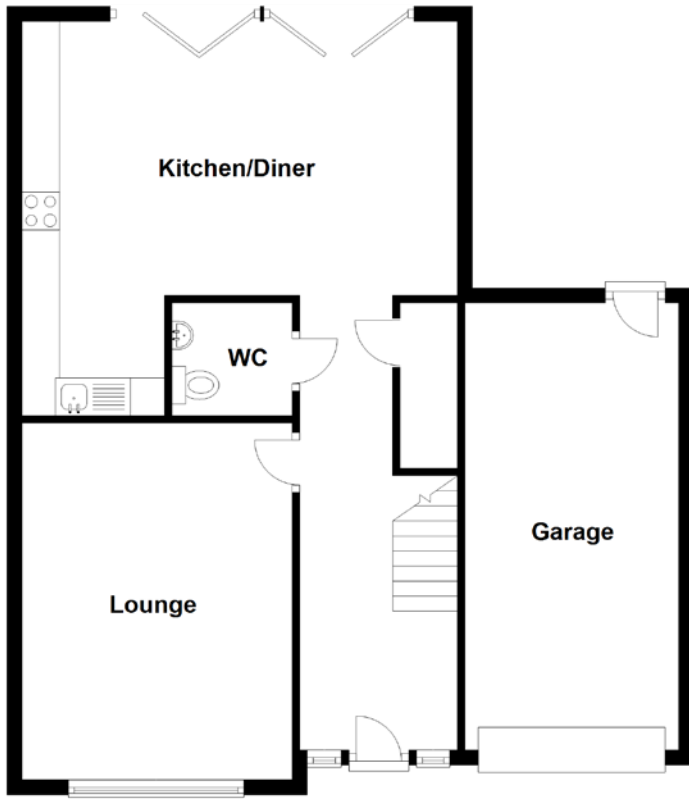
Features of this wonderful home include gas central heating, quality double glazing including Bi-fold doors, a monobloc driveway and an integral garage. There is also a large, full-enclosed, rear garden with an open rear aspect.

EXTERNALS





FLOOR PLAN, DIMENSIONS & MAP

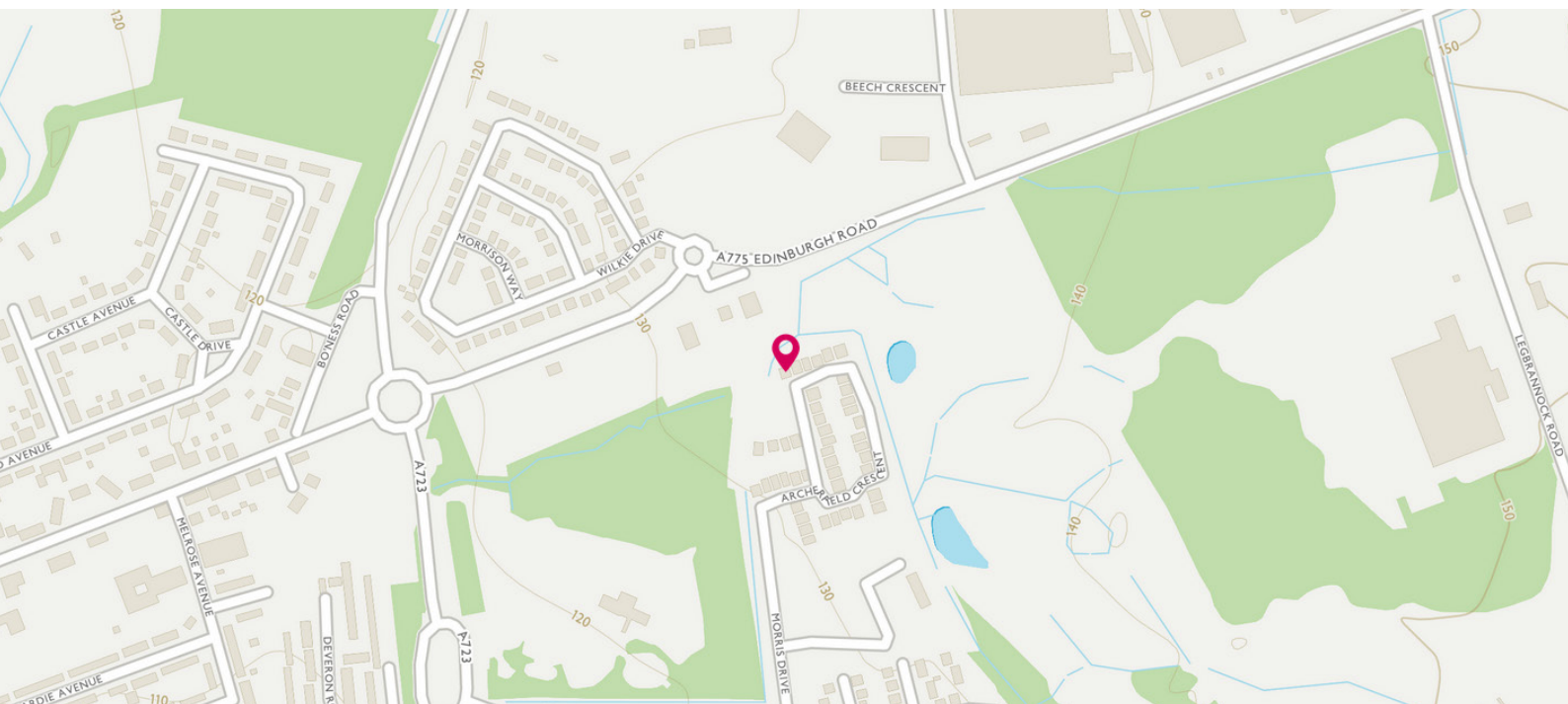


Approximate Dimensions
(Taken from the widest point)

Lounge	4.35m (14'3") x 3.60m (11'10")
Kitchen/Diner	5.80m (19') x 5.25m (17'3")
WC	1.60m (5'3") x 1.50m (4'11")
Master Bedroom	4.15m (13'7") x 3.65m (12')
En-suite	2.75m (9') x 1.35m (4'5")

Bedroom 2	3.55m (11'8") x 3.40m (11'2")
Bedroom 3	3.00m (9'10") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 3.00m (9'10")
Bathroom	3.50m (11'6") x 2.20m (7'3")
Garage	5.95m (19'6") x 2.85m (9'4")

Gross internal floor area (m²): 130m²
EPC Rating: B



THE LOCATION

Archerfield Crescent is located in the Brannoch Brae estate, a small collection of very high-quality properties built by Avant Homes.





The development is adjacent to Torrance Park Golf Club in Newarthill just outside Motherwell. There is an excellent range of locally and in the surrounding towns of Motherwell, Airdrie, Coatbridge, Bellshill and Wishaw. The property sits in popular school catchment areas and there are excellent transport links for drivers. The M8 is close at hand giving easy access to Glasgow, Edinburgh and the M73 and M74.



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