




McEwan Fraser Legal

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45 Glen Noble

CLELAND, MOTHERWELL, NORTH LANARKSHIRE, ML1 5FB

CLELAND MOTHERWELL NORTH LANARKSHIRE ML1 5EB



Cleland provides local amenities with a wider selection of facilities to be found within Motherwell which has good amenities close by, including an excellent 18 hole golf course and leisure complex, newly opened Motherwell College, excellent schools at both primary and secondary levels and a great variety of shops and retail parks.

The M74 provides travel links throughout the west and central Scotland via the M73 and M8.



45 GLEN NOBLE

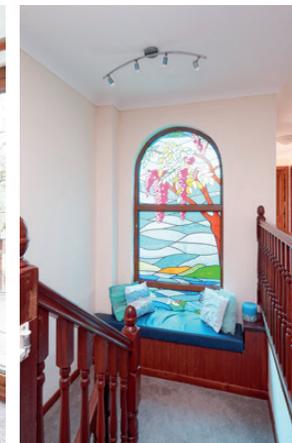


If you have ever looked through a trendy design magazine, you will know that there are certain houses that capture the imagination and take your breath away. Number 45 Glen Noble is that such place, beautiful, stylish, impressive, but at the same time, a fun and functional place in which to live life to the full and to enjoy with friends and family. This is a six bedroom detached villa, occupying an excellent setting within this exclusive development. This family home is offered to the market in walk-in condition and is finished to a good standard throughout and still, offers the potential to extend, add a conservatory or convert the garage (STPP). When the current owners constructed this family home, they used luxurious, high-quality fittings and finishes that is the last word in sophistication and refined taste. This home is of the 21st century, designed for people who appreciate what modern thinking can do to boost their quality of life. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. In more detail, the accommodation consists of a welcoming double height reception hallway, which benefits from a storage cupboard,

W.C. and feature staircase. An immediately impressive, formal and bright lounge to the front which has a range of furniture configurations, with double doors opening on to the formal dining area. The second lounge is to the rear of the property which opens on to the private decking area in the back garden, which features a comfortable sitting area, BBQ area and also your very own pizza oven hut, providing the perfect setting for a garden party or quiet family days alike. The hub of the home is the magnificent kitchen/breakfast room, which has been beautifully fitted and well equipped to include a good range of floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. It further benefits from a range cooker and dishwasher. The utility room (off the kitchen) has space for a washing machine and tumble dryer and a door opening to the rear garden and a second door leading to the large double garage. Finally on the ground floor is the games room which is ideal for keeping the kids entertained. The feature staircase leads to the upper floor of the accommodation which includes a large landing

area which gives access to all accommodation, which includes 6 double bedrooms, study and the spacious five piece family bathroom. The stunning master bedroom features fantastic floor to ceiling windows with panoramic views over the gardens and beyond. What a view to wake up to each morning. Open up your double doors and step out on to your large balcony, enjoying your morning coffee while looking over the extensive gardens. Master bedroom also has newly fitted en-suite and a dressing room. Bedrooms 4 and 5 share the use of a Jack & Jill en-suite.

Externally, there is a driveway for several vehicles and access to the double integral garage (with power and light), which could easily be converted into additional living accommodation (subject to obtaining the necessary consents). The front garden is well maintained and a rear garden is a place where you and your family can thrive, with thoughtful landscaping and design, which provides the ideal safe and secure environment for children. The decking will prove to be a popular spot during the summer nights.





SPECIFICATIONS FLOOR PLAN / LOCATION



Approximate Dimensions

(Taken from the widest point)

Reception	5.40m (17'9") x 4.00m (13'1")
Dining Room	4.00m (13'1") x 3.80m (12'6")
Lounge	5.70m (18'8") x 4.30m (14'1")
Family Room	4.00m (13'1") x 3.30m (10'10")
Kitchen	6.20m (20'4") x 5.50m (18'1")
Utility	5.80m (19') x 1.60m (5'3")
Garage	5.90m (19'4") x 5.80m (19')
Landing	5.70m (18'8") x 1.07m (3'6")
Balcony	1.94m (6'4") x 1.60m (5'3")
Bedroom 1	5.00m (16'5") x 3.80m (12'6")
En-suite	2.80m (9'2") x 2.70m (8'10")
Walk in Wardrobe	2.70m (8'10") x 1.56m (5'1")
Bedroom 2	4.00m (13'1") x 3.30m (10'10")

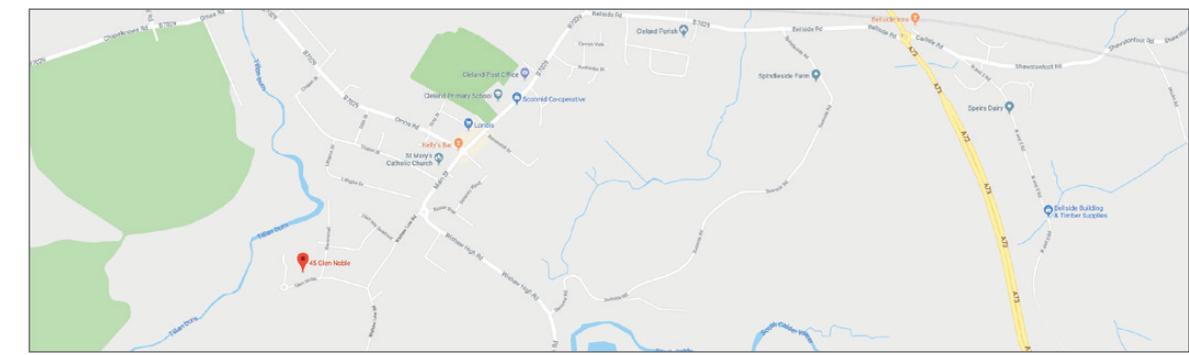
Bedroom 3	4.00m (13'1") x 3.30m (10'10")
Bedroom 4	4.60m (15'1") x 3.12m (10'3")
Jack & Jill	3.00m (9'10") x 1.50m (4'11")
Bedroom 5	4.10m (13'5") x 3.00m (9'10")
Bedroom 6	4.30m (14'1") x 2.00m (6'7")
Office	3.10m (10'2") x 2.30m (7'7")
Bathroom	3.30m (10'10") x 4.00m (13'1")
WC	2.60m (8'6") x 2.05m (6'9")

Gross internal floor area (m2) : 313 m2

EPC Rating : C

Extras

(Included in the sale)
All fitted floor coverings and integrated appliances.





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Part
Exchange
Available

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Text and description
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