



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177

**5 Ross Drive**

MOTHERWELL, NORTH LANARKSHIRE, ML1 3BD



# Motherwell

NORTH LANARKSHIRE,  
ML1 3BD

---

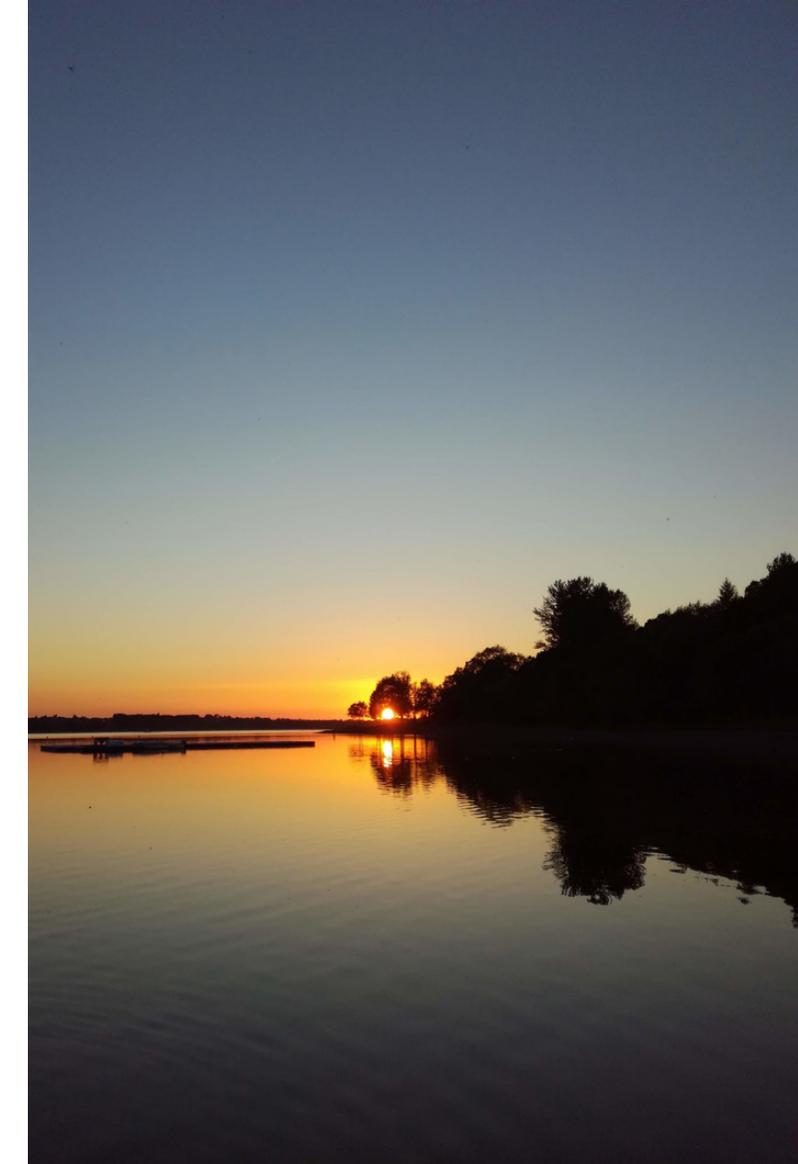
*“... there is a wide range of amenities, including schools, shops and sports and recreational facilities ...”*

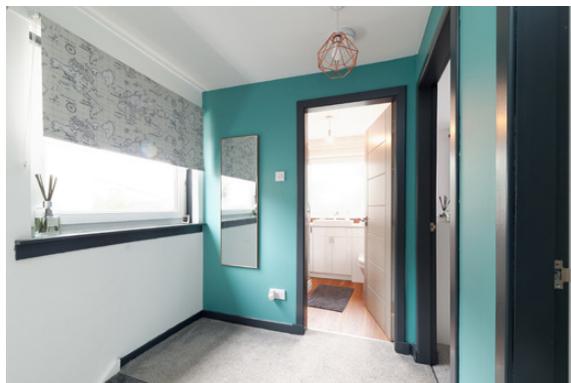
---

Located close to Motherwell town centre, there is a wide range of amenities, including schools, shops and sports and recreational facilities, including Strathclyde Country Park and its many leisure pursuits.

The property sits within the catchment area for the highly sought after Dalziel High School and the popular Ladywell Primary school.

There is a mainline train station which offers services to both Glasgow and Edinburgh. A comprehensive motorway network nearby, including M73, M74 and M8, offers excellent commuting access to all over Scotland and the South.





# 5 Ross Drive

MOTHERWELL, NORTH LANARKSHIRE, ML1 3BD

McEwan Fraser Legal is delighted to present this stunning, extended, three bedroom semi-detached home to the market. As well as a garage and off-street parking, the property enjoys excellent proportions throughout and is offered to the market in excellent internal condition boasting contemporary décor and a modern finish throughout.

Internal accommodation is focused towards some fantastic entertaining space. The spacious lounge is naturally bright and benefits from great floor space which offers the flexibility for different furniture configurations. Double doors to the rear open into the extension which gives a wonderful dining area. The kitchen, which has also been extended, includes a generous range of base and wall mounted units with an integrated hob, oven and dishwasher alongside a freestanding fridge freezer. Well laid out, there is an abundance of prep and storage space.

Climbing the stairs, you find a chic modern shower room, two generous double bedrooms, third ample single bedroom and a large loft space for additional storage.

For extra warmth and comfort, the property enjoys gas central heating and double glazing.

Externally, the property has a front garden laid to lawn in keeping with surrounding properties, mono blocked driveway leading to a garage and a large rear garden, also laid to lawn.

This is a stunning home and internal viewing is highly recommended.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.50m (24'7") x 3.20m (10'6")
Dining Room	3.90m (12'10") x 2.60m (8'6")
Kitchen	3.00m (9'10") x 2.60m (8'6")
Conservatory	3.80m (12'6") x 2.80m (9'2")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	4.30m (14'1") x 3.40m (11'2")
Bedroom 3	3.20m (10'6") x 2.50m (8'2")
Shower Room	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 101m<sup>2</sup> | EPC Rating: D

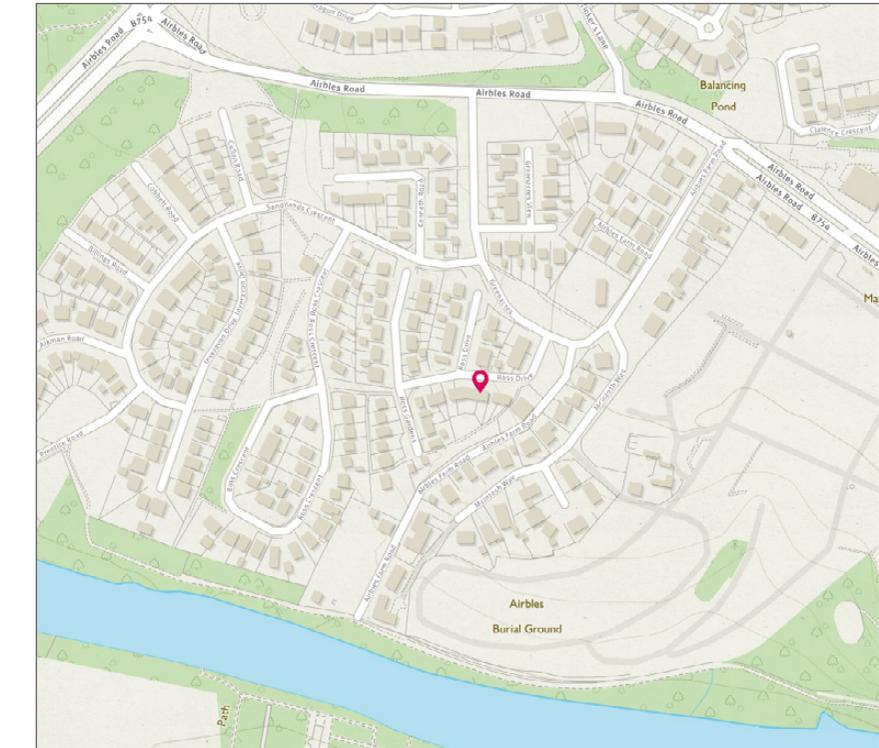


Image credit: <https://www.vodafone.com/uk/>



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**MICHAEL MCMULLAN**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALLY CLARK**  
Designer