



Longniddry Gardens
Newarthill, ML1 5UN

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Detached

4 Bedrooms
2 Receptions
4 Bathrooms



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KEY FEATURES

- Beautifully presented, larger style detached family home set within the desirable Torrance Park development
- Spacious, rear facing lounge with laminate flooring, and feature wall decor
- Dining kitchen with a mix of white and grey high gloss wall and floor units with integrated appliances and patio doors leading to the rear garden
- Utility/ laundry room with storage. Downstairs WC
- Separate dining room
- 4 double bedrooms, with the main bedroom featuring 2 large walk-in wardrobes
- Ensuite shower room to bedroom 1, and a further 'Jack & Jill' style ensuite to bedrooms 2 and 3
- Professionally landscaped, enclosed rear gardens with paved patio and artificial grass. 3 car monoblock driveway to the front, leading to the integral garage
- Handy for transport links-just a few moment's drive to the M8 and M74 motorways, Close to Holytown, Carfin, Bellshill and Motherwell train stations.
- COUNCIL TAX BAND: F - EPC RATING: B

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Move On are delighted to present to the market this stunning, larger style detached villa in Newarthill - Longniddry Gardens.

This beautifully presented "Stewart" type family home is finished to an excellent standard throughout, and comes to the market in true walk-in condition, just ready to put your furniture down. The accommodation features: A welcoming hallway, rear facing lounge with fresh, neutral decor & feature wall; spacious dining kitchen with a mix of white & grey high gloss wall and floor units, marble effect worktops, integrated fridge freezer & dishwasher, and patio doors leading out to the rear garden; separate dining room; utility room/laundry; convenient downstairs WC; 4 generous double bedrooms, with the master bedroom benefitting from 2 large walk-in wardrobe/dressing rooms and an ensuite shower room; 2nd ensuite 'Jack & Jill' style ensuite between bedrooms 2 and 3, and a 4 piece family bathroom. There is gas central heating, double glazing, and a partially floored loft space for storage.

Externally the rear gardens have been recently professionally landscaped, with a paved patio area, artificial grass and perimeter fencing. To the front, the driveway has been monoblocked and provides parking for 3 cars and leads to the integral garage.

Longniddry Gardens is a quiet cul-de-sac situated in the modern & sought after Torrance Park development built by Taylor Wimpey and is conveniently located for local schools and amenities including the nearby Bell Quadrant Shopping centre. Torrance Park Golf Course is also situated on the site with residents entitled to a 10% discount on club membership fees. Nearby towns include Motherwell, Bellshill, Wishaw, Airdrie, Coatbridge and Hamilton which all have a large selection of retail and leisure facilities. Nearby train stations include Carfin and Holytown, with Bellshill, Airdrie and Motherwell stations just a little further, connecting all locations within the central belt, Glasgow and Edinburgh. For those commuting by car, the M8 is just a few moments' drive and there is easy access to the M74, M73, and East Kilbride Expressway.

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ROOM MEASUREMENTS

Lounge: 4.88m (16' 0") x 3.92m (12' 10")

Dining Room: 3.40m (11' 2") x 3.00m (9' 10")

Kitchen: 4.10m (13' 5") x 3.90m (12' 10")

Utility Room: 2.80m (9' 2") x 2.10m (6' 11")

Downstairs WC: 2.80m (9' 2") x 1.20m (3' 11")

Bedroom 1: 4.03m (13' 3") x 3.97m (13' 0")

Ensuite: 2.50m (8' 2") x 1.66m (5' 5")

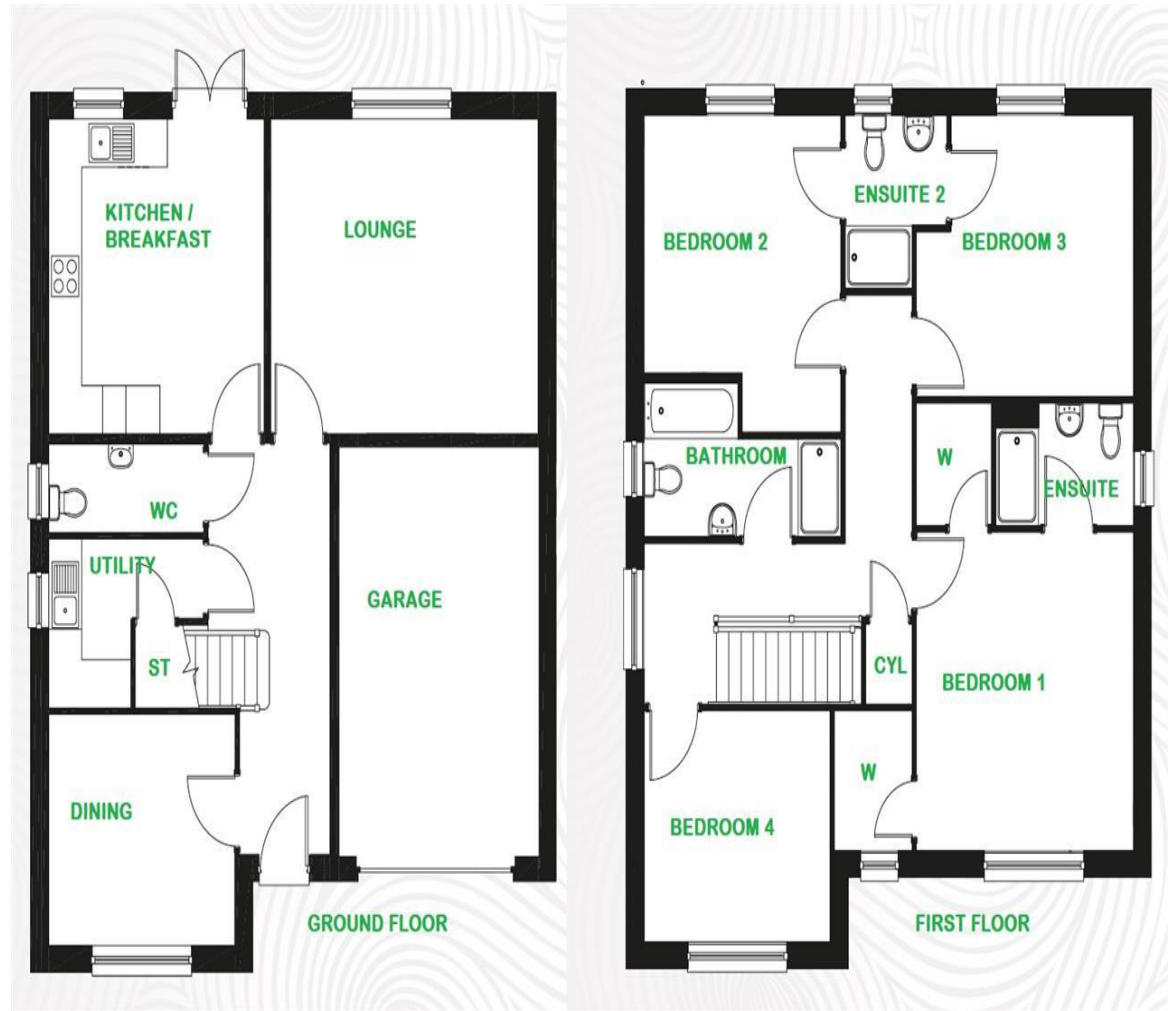
Bedroom 2: 4.12m (13' 6") x 3.50m (11' 6")

Jack & Jill Bathroom: 2.10m (6' 11") x 2.00m (6' 7")

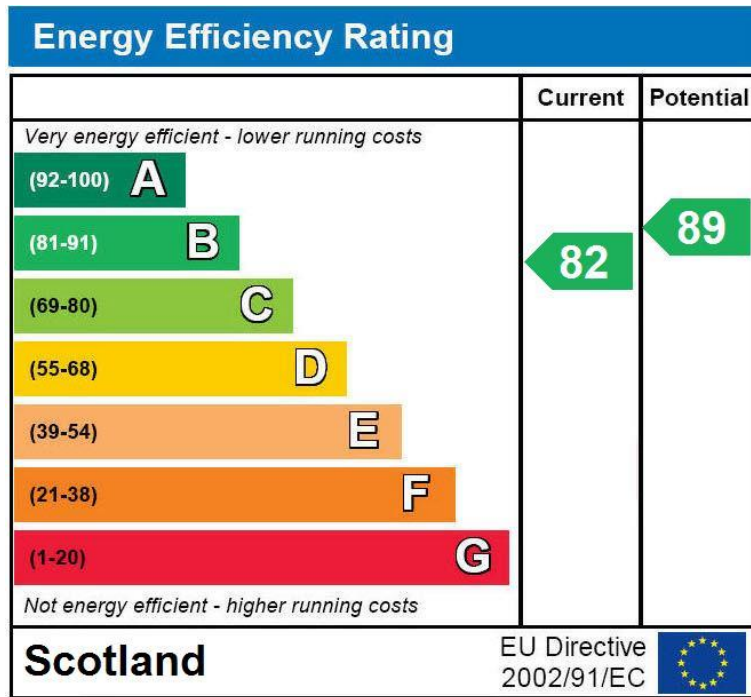
Bedroom 3: 3.90m (12' 10") x 3.70m (12' 2")

Bedroom 4: 3.40m (11' 2") x 3.00m (9' 10")

Bathroom: 3.58m (11' 9") x 1.90m (6' 3")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

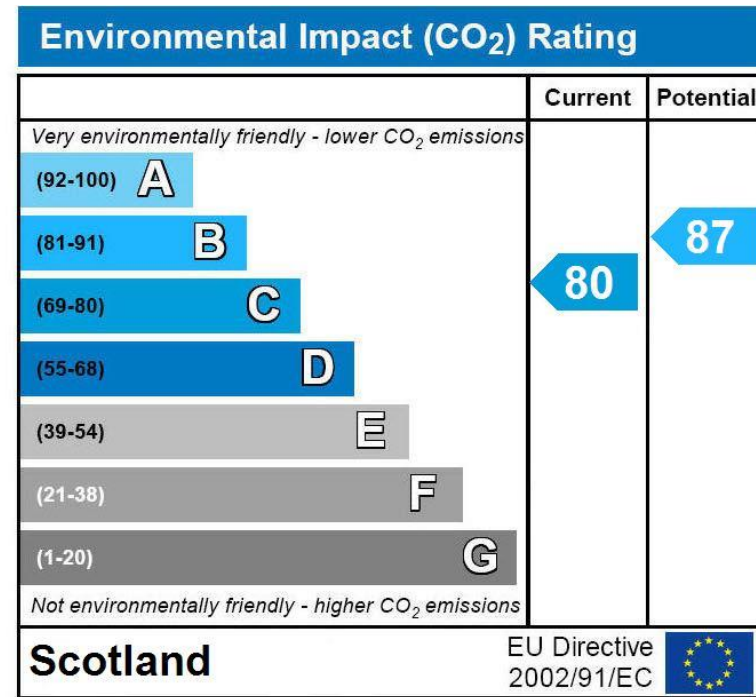


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band B (82)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (80)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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