





MQ Estate Agents are delighted to present to the market this rarely available, stunning, detached villa in Motherwell. The property boasts a large living room with dining area, a second reception room, kitchen, conservatory, five bedrooms, three of which are doubles, the large master bedroom has an en-suite, dressing area and Juliet balcony. You also have a family bathroom, utility room, WC, garden store, front and rear gardens and mono-blocked driveway. Catherine Way is nestled in a quiet location in New Stevenson and would suit a variety of discerning purchasers. The property is in great condition thanks to its current owner.

Part Exchange is available.

RECEPTION HALLWAY

The reception hallway is a welcoming space with wood effect laminate flooring and soft pink painted walls. There is a handy cloakroom tucked away and you have access to all rooms on the lower floor with the L-shaped staircase to the upper floor.

LOUNGE/DINING AREA

25' 6" x 13' 2" (7.781m x 4.033m) The lounge and dining area is a large and open space decorated in a light cream and purple colour scheme. Floors are laid to carpet and walls are a mixture of wallpaper and paint. The electric fireplace makes for an ideal centrepiece here and the large front window allows in an abundance of natural light, as do the patio doors toward the back of the property. From here you can access the kitchen or the conservatory via the patio doors. The room is complete with spotlight lighting. An ideal space to relax or entertain with family and friends.



RECEPTION ROOM

17' 11" x 10' 7" (5.475m x 3.232m) The second reception room overlooks the front of the property. Floor is wood effect laminate while walls are painted white. A lovely calm space which is flexible in use.

KITCHEN

10' 0" x 8' 11" (3.065m x 2.724m) The kitchen is toward the rear of the property and comprises of a variety of base and wall mounted units with white doors and contrasting dark worktops. You have two delightful lit up glass cabinets and an integrated five burner hob and oven with overhead extractor fan. There is ample space for a fridge/freezer and dishwasher and you have a one and half bowl, stainless steel sink. The kitchen further benefits from being fully tiled and having spotlight lighting.

CONSERVATORY

15' 1" x 10' 2" (4.620m x 3.115m) The conservatory is a fantastically open, bright and warm space with wall to wall windows and French doors leading out into the garden. The space is tastefully decorated with light grey tiled flooring and clean, white painted walls. This conservatory is larger than most and would be an ideal space for entertaining.

WC

8' 0" x 3' 7" (2.439m x 1.094m) The WC is on the lower floor and consists of low flush WC and wash hand basin. You have grey tiled flooring and light grey, painted walls.

UTILITY ROOM

9' 1" x 8' 1" (2.781m x 2.487m) The utility room is an extremely useful space and has base and tower mounted units, tiled flooring, and space for a washing machine and tumble drier. You have access to the rear garden from here.



MASTER BEDROOM

19' 2" x 11' 11" (5.866m x 3.647m) The master bedroom is a delightful, spacious room. The Juliet balcony brings in copious amounts of light and air should you wish and you have two, mirrored fitted wardrobes providing ample storage space. The floor is laid to cream carpet and you have cool blue and white painted walls giving a relaxed feel. A door leads you through to a dressing area and then the en-suite with enclosed tiled shower, low flush WC and Jack and Jill wash hand basins.







BEDROOM TWO

11' 6" x 11' 5" (3.516m x 3.490m) The second double bedroom overlooks the rear of the property. The floor is laid to a cream carpet while walls are painted a light yellow. The room benefits from fitted, mirrored wardrobes.

BEDROOM THREE

13' 6" x 8' 4" (4.119m x 2.554m) The third double bedroom overlooks the front of the property. The floor is laid to grey carpet and you have a fitted, mirrored wardrobe providing good storage and then the en-suite which comprises of an enclosed shower space, low flush WC and wash hand basin.

BEDROOM FOUR

12' 2" x 9' 10" (3.712m x 3.012m) The fourth bedroom is currently used as a gym space and also has a storage cupboard. This room is decorated in a neutral colour scheme.

BEDROOM FIVE

10' 0" x 8' 2" (3.065m x 2.491m) The fifth bedroom is on the lower floor and is currently used as a study. There is a cupboard with shelving and floors are wood effect laminate.

BATHROOM

8' 4" x 7' 8" (2.553m x 2.343m) The family bathroom is a white three piece suite comprising of jacuzzi bath with central mixer tap, low flush WC and wash hand basin. The room further benefits from being fully tiled and is complete with spotlight lighting.

GARDEN ROOM

10' 7" x 7' 2" (3.235m x 2.195m) At the rear of the property you have access to a very helpful garden store room. This could easily be adapted however is currently well utilised to store all garden essentials.

GARDENS

The front garden is a mixture of mono-block for additional parking and lawn with some shrubs and steps up to the entrance of the property. The rear garden is completely enclosed by fencing and is a mixture of lawn and paving with flowerbeds and small trees. A lovely area to relax in the warmer months.

LOCATION

Catherine Way is located in New Stevenson. The property is located in a quiet street however you have a variety of amenities close by such as convenience stores and big named supermarkets. Holytown Train Station is only a short distance away and you have regular bus links as well as access to the M8 and M74 motorway links for an easy commute to Glasgow, Edinburgh or beyond. There is also local attractions nearby such as M & D's theme park, Chatelherault Country Park and Strathclyde Park as well as a variety of leisure opportunities with golf clubs and Motherwell Football Club to enjoy.

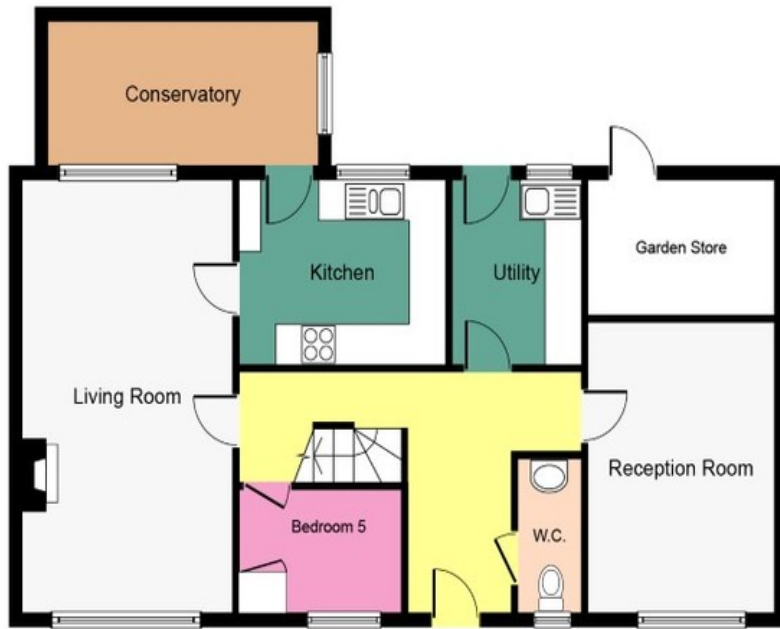
VIEWINGS

Early internal viewing is highly recommended to appreciate all that is on offer is this great detached property.

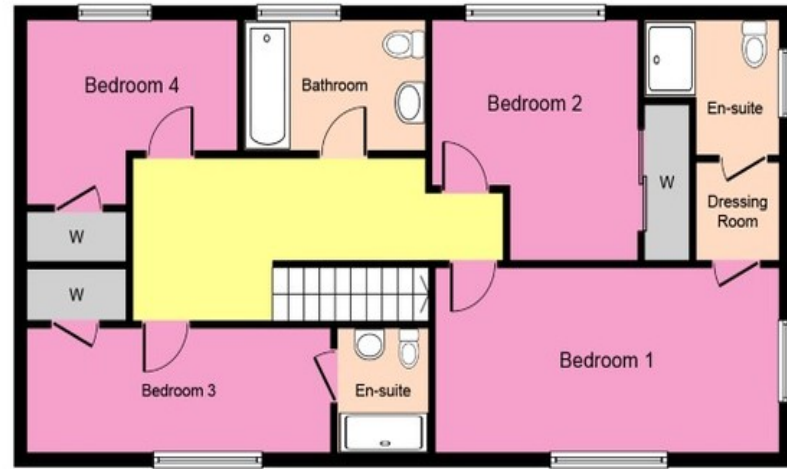
**MQ Estate Agents are open 7 days a week:
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 7pm to arrange your viewing or valuation appointment.**



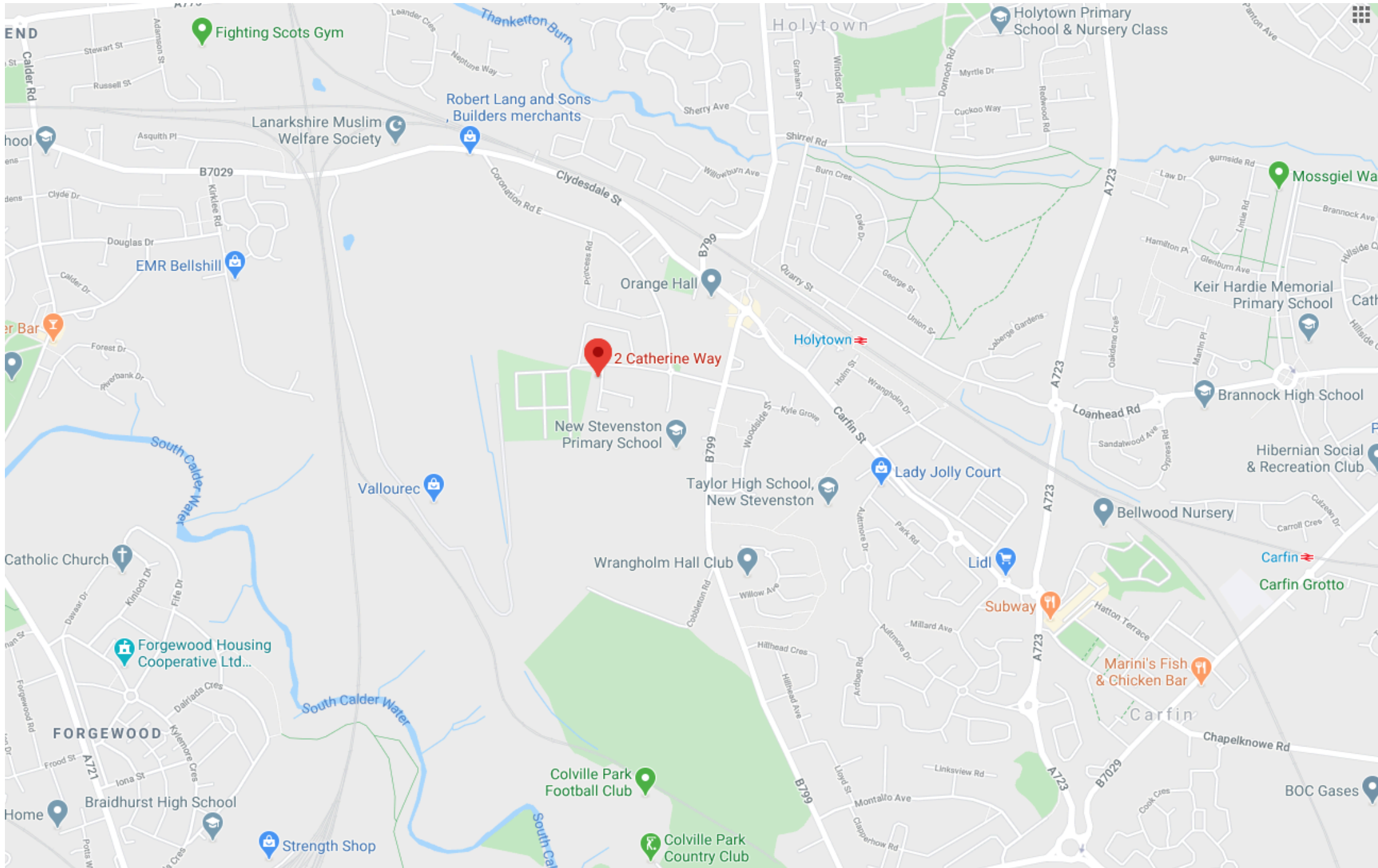




Ground Floor



First Floor



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