



## 40 Wilkie Drive, Holytown, Motherwell, North Lanarkshire, ML1 4YW

Beautifully-Presented Three Bedroom, Detached Family Home

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# Property Description

Beautifully-presented three bedroom, detached family home with a driveway, garage, and private gardens. Set on a quiet street, the property is part of a modern, family-oriented residential development in Holytown, north of Motherwell in North Lanarkshire.

Comprises: an entrance hall, living room, dining kitchen, three bedrooms, an en-suite shower room, a family bathroom, and a ground floor WC.

With light, neutral decor throughout, highlights of the property include a fitted kitchen, modern bathroom suites, and good integrated storage. In addition, there is double glazing, gas central heating, TV and phone points, and contemporary flooring throughout.

Externally, to the front there is a lawn and a driveway leading to the integrated garage. To the rear, a good-sized enclosed garden is laid with lawn, and has paved and wood-decked patio areas.

The entrance hall, with contemporary wood-effect flooring, gives access to the carpeted stairs and opens into the bright living room, which offers carpeted flooring and a large front-facing window.

The lounge also leads through to the kitchen which, set across the rear, features space for dining furniture, patio doors out to the garden, and access to the ground floor WC with a two-piece suite. The kitchen is fitted with modern units, wood-effect worktops with a matching upstand, a sink with drainer, and an integrated oven and gas hob with a canopy above, with space for additional white goods.

Upstairs, the upper hall includes a store cupboard and the access hatch for the loft. Set towards the front, the master bedroom offers carpeted flooring, a built-in mirrored wardrobe, and a spacious en-suite shower room with an additional cupboard for storage. Two other bedrooms overlook the rear gardens, both offering carpeted flooring, pendant light fittings, and ample room for freestanding furniture.

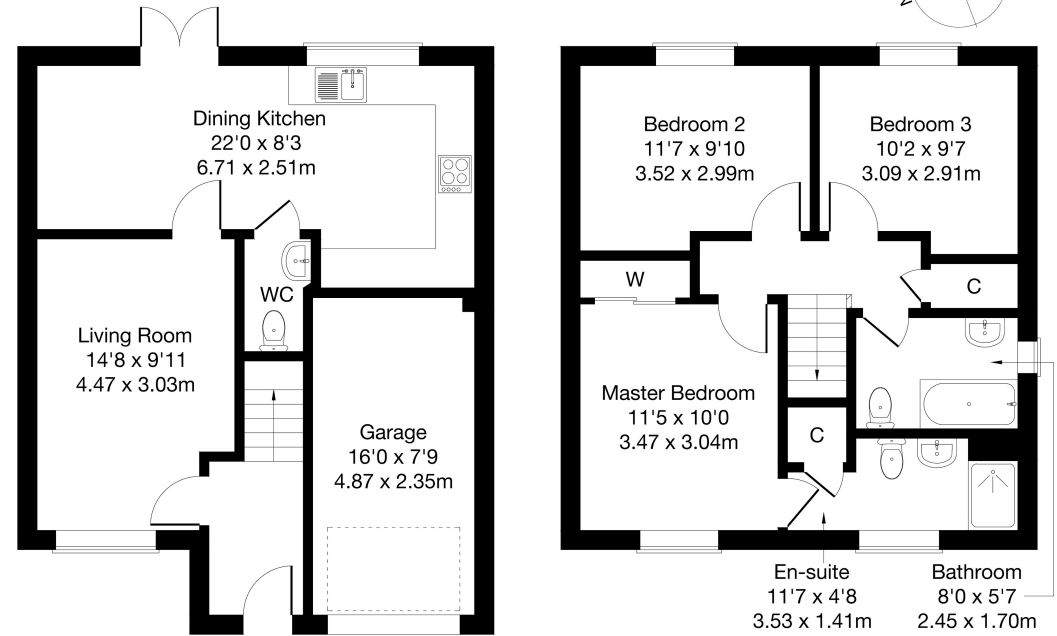
Completing the accommodation, the family bathroom consists of a white three-piece suite, with partially tiled splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (1087 sq ft - 101 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# Area Description

Holytown is a village situated to the east of Bellshill and north of Motherwell, in North Lanarkshire. With two primary schools serving the area and local amenities available from Main Street, Holytown has excellent connections to neighbouring towns, such as Motherwell and Hamilton, for more extensive shopping and facilities. Regular buses, a rail

service, and proximity to the M8 make it a good choice for commuters, with easy travel to both Glasgow and Edinburgh, as well as to their respective airports. With green spaces and golf courses readily available nearby, the open spaces of Strathclyde and Drumpellier country parks are also just a short drive away.





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