



Reynolds Avenue
Carfin, ML1 4GU

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Reynolds Avenue
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Detached

4 Bedrooms
2 Receptions
3 Bathrooms



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KEY FEATURES

- Impressive larger style detached home with great room sizes
- Bright lounge with Karndean flooring and fresh, neutral decor
- Open plan dining room and kitchen with cream wall and floor units, breakfast bar area and patio doors leading out to the rear garden
- Separate utility room + internal garage access
- 4 double bedrooms, all with fitted storage
- Main bathroom suite, ensuite shower room and downstairs WC all finished with luxury Porcelanosa tiling
- 2 car monoblock driveway to front leading to an integral garage. Fully enclosed rear garden with composite decked patio + lawn area
- Within walking distance of local amenities at Bell Quadrant Shopping Centre and close to Holytown, Carfin and Motherwell train stations
- Easy access to M8 and M74 motorway
- COUNCIL TAX BAND: E - EPC RATING: C

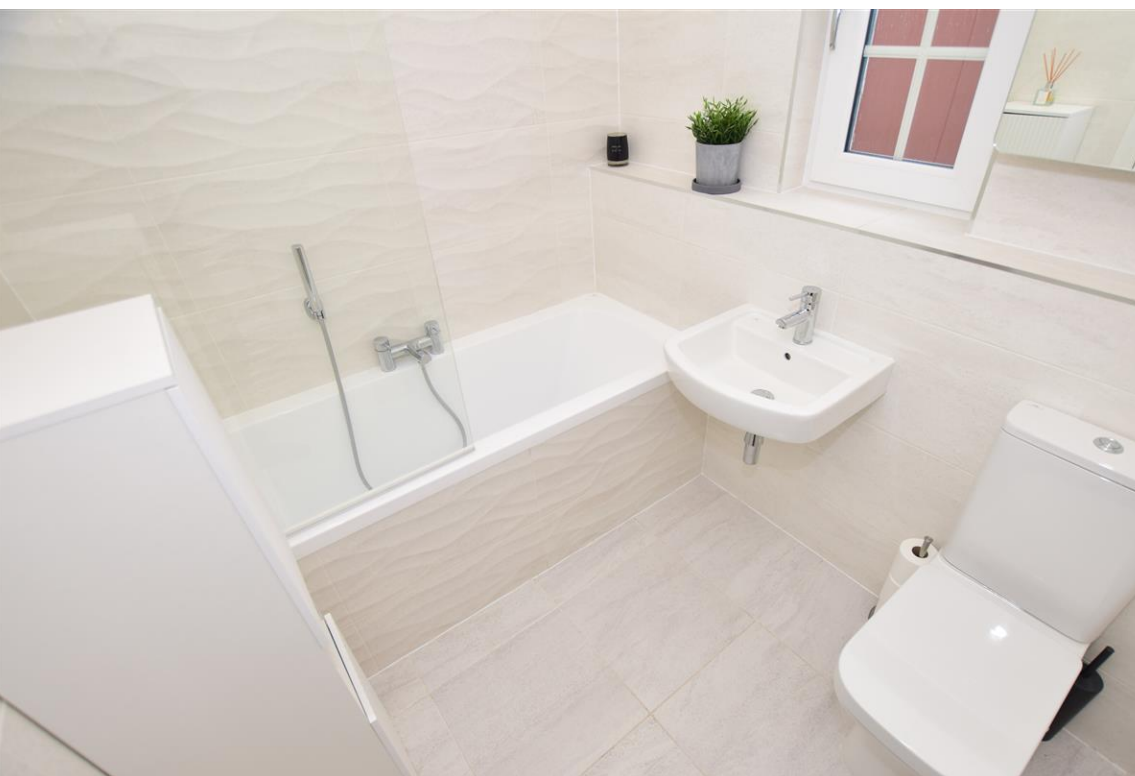
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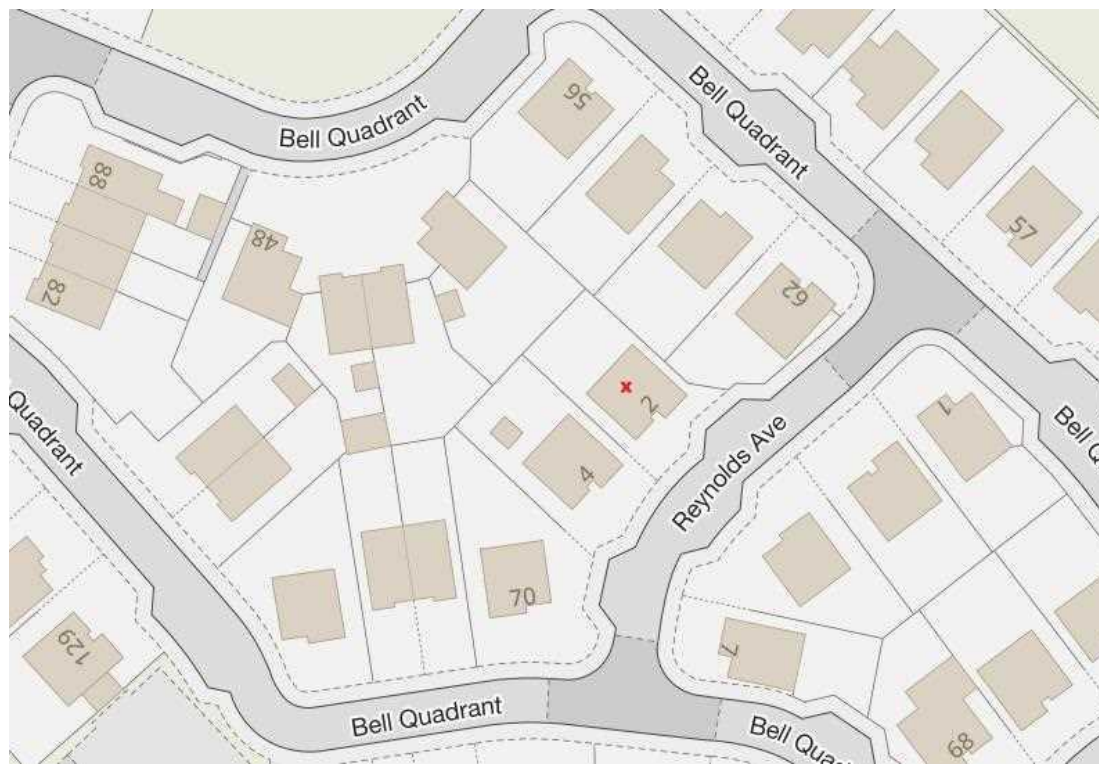
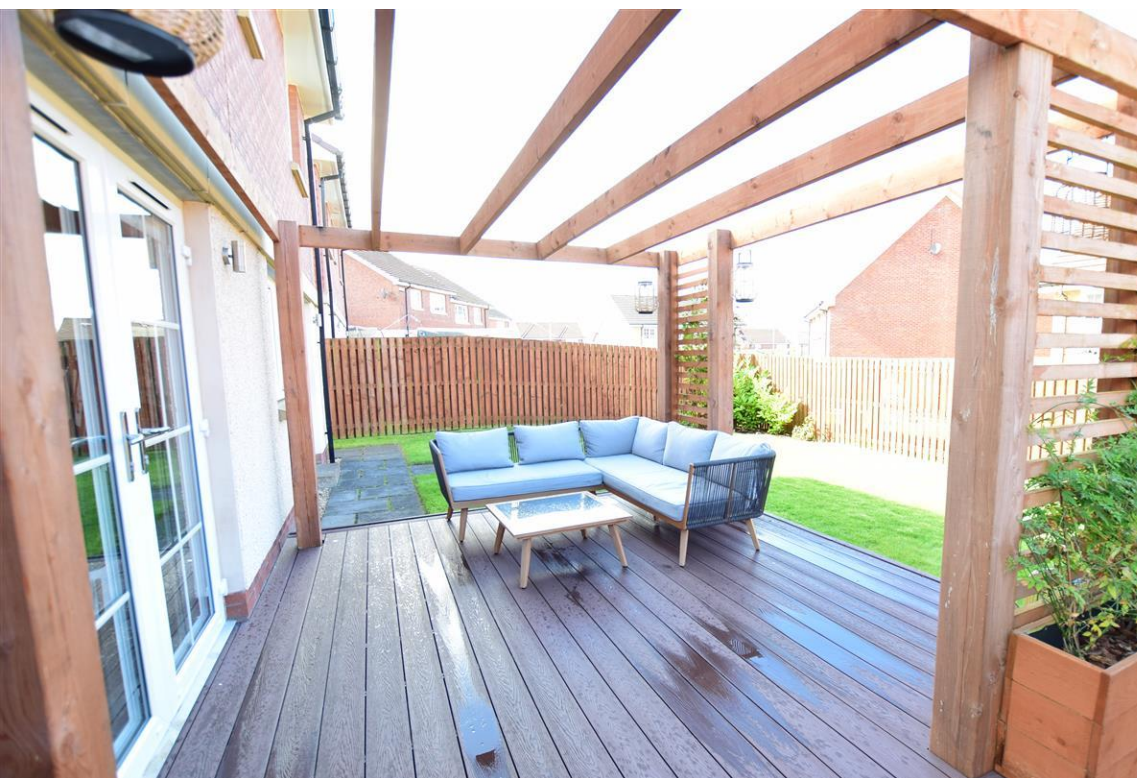
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Reynolds Avenue, Carfin, ML1 4GU

Move On are delighted to present to the market this attractive 4 bedroom detached villa in Carfin - Reynolds Avenue.

This stunning home is finished to a high standard throughout, with spacious living accommodation which includes: A bright and airy front facing lounge with Karndean flooring and fresh, neutral decor; double doors leading to an impressive kitchen with cream high gloss wall and floor units, integrated oven, hob and dishwasher, breakfast bar area, space for dining and french doors leading out to the rear garden; separate utility/laundry room; convenient downstairs WC, internal garage access; 4 double bedrooms on the first floor, all of which have fitted storage; ensuite shower room and family bathroom suite both finished with Porcelanosa tiling. There is gas central heating and double glazing.

Externally, to the front there is a 2 car monoblock driveway which leads to the integral garage and a small garden area. To the rear is a fully enclosed garden, which is mostly laid to lawn and has a composite deck and pergola shelter.

Reynolds Avenue is situated in a quiet, sought after private development in Carfin just outside Motherwell, within walking distance of local amenities at the Bell Quadrant Shopping Centre and both the Carfin and Holytown train stations connecting Glasgow and Edinburgh. Motherwell town centre is nearby which has a large selection of retail facilities including major supermarkets, independent retailers, shops bars and restaurants as well as Motherwell train station. For those commuting by car, the M74 and M8 motorways are within easy reach.

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ROOM MEASUREMENTS

Lounge: 5.84m (19' 2") x 4.86m (15' 11")

Kitchen / Dining: 5.98m (19' 7") x 2.95m (9' 8")

Utility Room: 1.93m (6' 4") x 1.90m (6' 3")

Bedroom 1: 2.95m (9' 8") x 4.14m (13' 7")

Ensuite: 1.90m (6' 3") x 2.34m (7' 8")

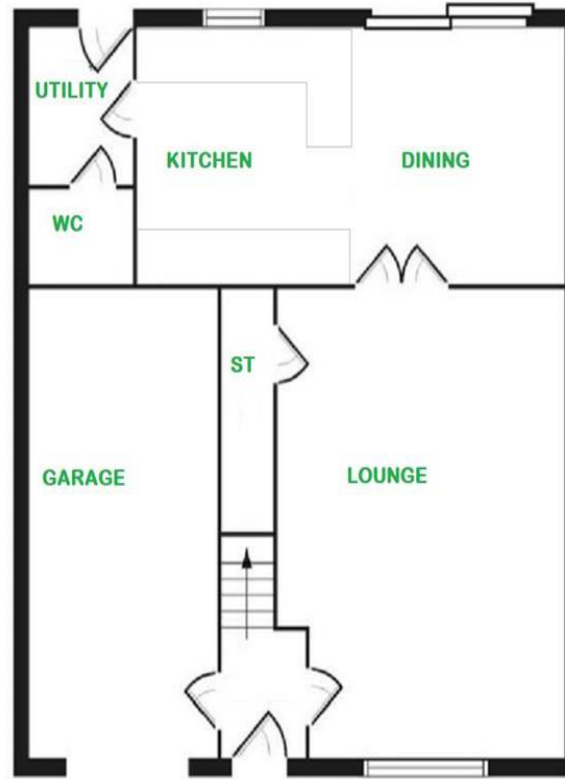
Bedroom 2: 4.10m (13' 5") x 3.34m (10' 11")

Bedroom 3: 4.30m (14' 1") x 2.80m (9' 2")

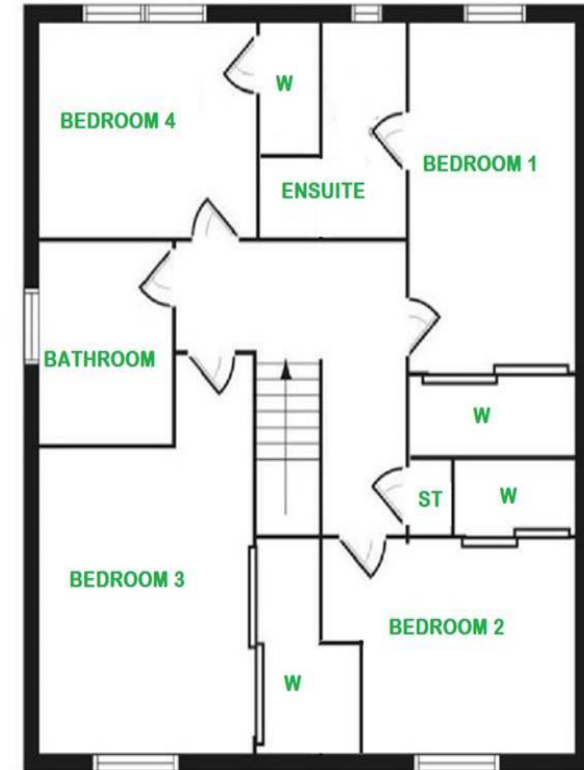
Bedroom 4: 2.30m (7' 7") x 2.94m (9' 8")

Bathroom: 1.90m (6' 3") x 2.17m (7' 1")

Downstairs WC: 0.83m (2' 9") x 2.01m (6' 7")



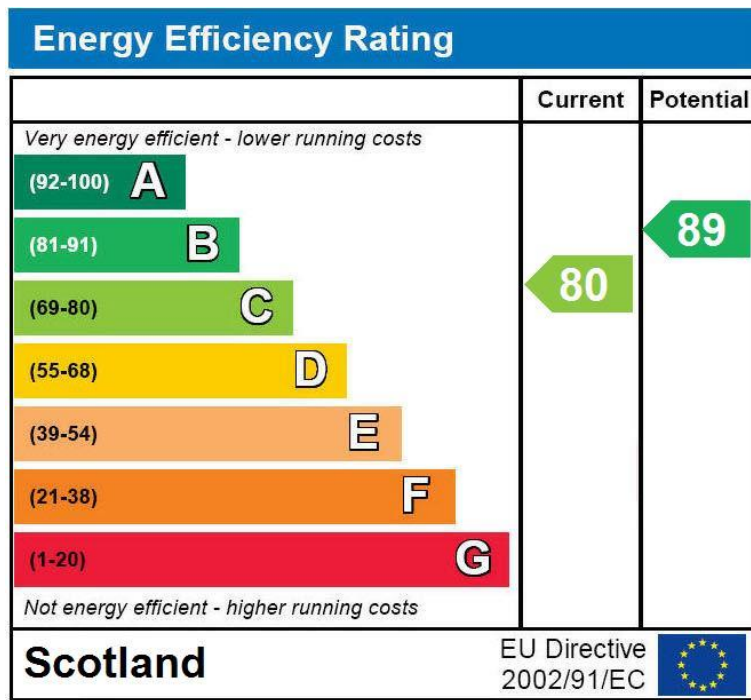
GROUND FLOOR



FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

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.

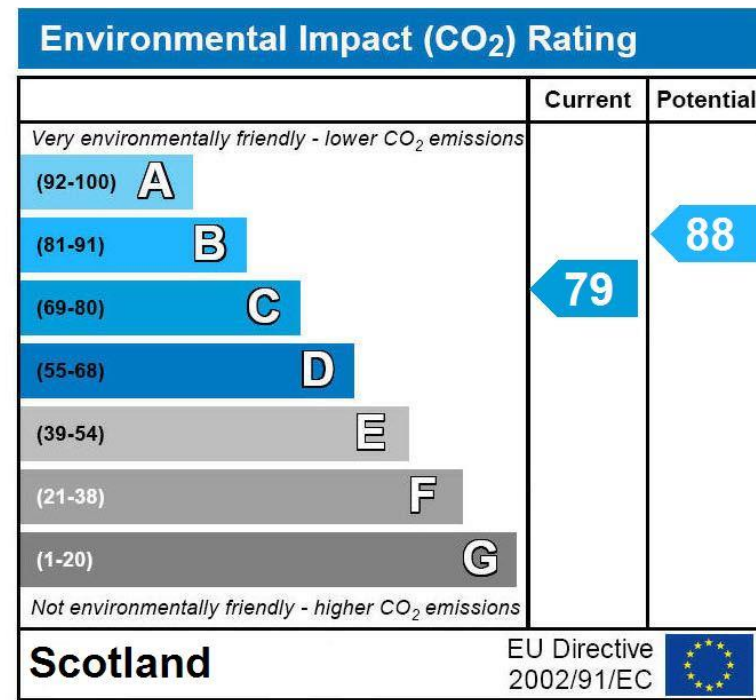


Energy Efficiency Rating

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 C (80)**. 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 (79)**. 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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