



**44 Montalto Avenue, Motherwell, ML1 4AP**  
**Offers Over £115,000**



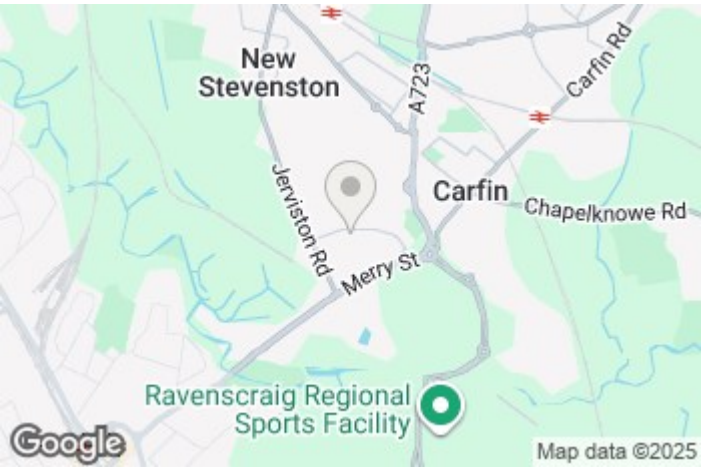
This lovely home is ideal for a growing family seeking space, comfort, and a convenient setting close to schools, shops, and parks. With a flexible layout, bright rooms, and a private rear garden, it's the perfect place to settle and make lasting family memories. Arrange your viewing today.

This welcoming home has been thoughtfully arranged to suit family life. The ground floor offers a bright lounge with plenty of natural light, creating a relaxing space for everyday living. The modern kitchen is fitted with smart units and good worktop space, making meal preparation easy. A handy downstairs WC adds extra practicality, while a ground-floor bedroom provides great flexibility — perfect for a guest room, home office, or a teenager wanting their own space or how about a dining room.

Upstairs, there are three comfortable bedrooms, each well-sized and finished in neutral tones, allowing new owners to move straight in and make it their own. The family bathroom is modern and complete with a full suite, including a shower over the bath, providing both comfort and convenience for busy mornings and evening routines.

Outside, there's parking to the front and a private enclosed garden at the rear, offering a safe and pleasant space for children to play or for enjoying relaxed family time outdoors. The garden is easy to look after, with room for seating or a small play area.

Set on Montalto Avenue in Motherwell, this property enjoys a popular location within easy reach of local schools, shops, and parks. Excellent transport links, including the M74 and Motherwell Train Station, make commuting straightforward. The area has a friendly, family-focused feel, providing a welcoming environment for children to grow and families to thrive together.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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