



Boden Quadrant, Motherwell, North Lanarkshire
Offers Over £169,995

Three Bedroom Semi-Detached Villa | Freehold **SSTC**

This beautifully presented three-bedroom semi-detached villa is set on a substantial plot within the sought-after Boden Quadrant in Motherwell. Offered in true walk-in condition, the property features a detached garage, front lawn, private driveway, an impressive rear garden finished with decorative white chips, and a raised decked patio, perfect for outdoor living.

The ground floor comprises a bright entrance vestibule, a front-facing lounge with luxury carpet and neutral décor with open-plan staircase, and a spacious dining kitchen to the rear. The kitchen is fitted with high-gloss white cabinets and a full range of integrated appliances, including a fridge freezer, dishwasher, washing machine, wine cooler, electric hob, oven, and microwave. Additional features include a glass splashback, a matte black cooker hood, under-unit floor lighting, and patio doors leading directly to the rear garden.

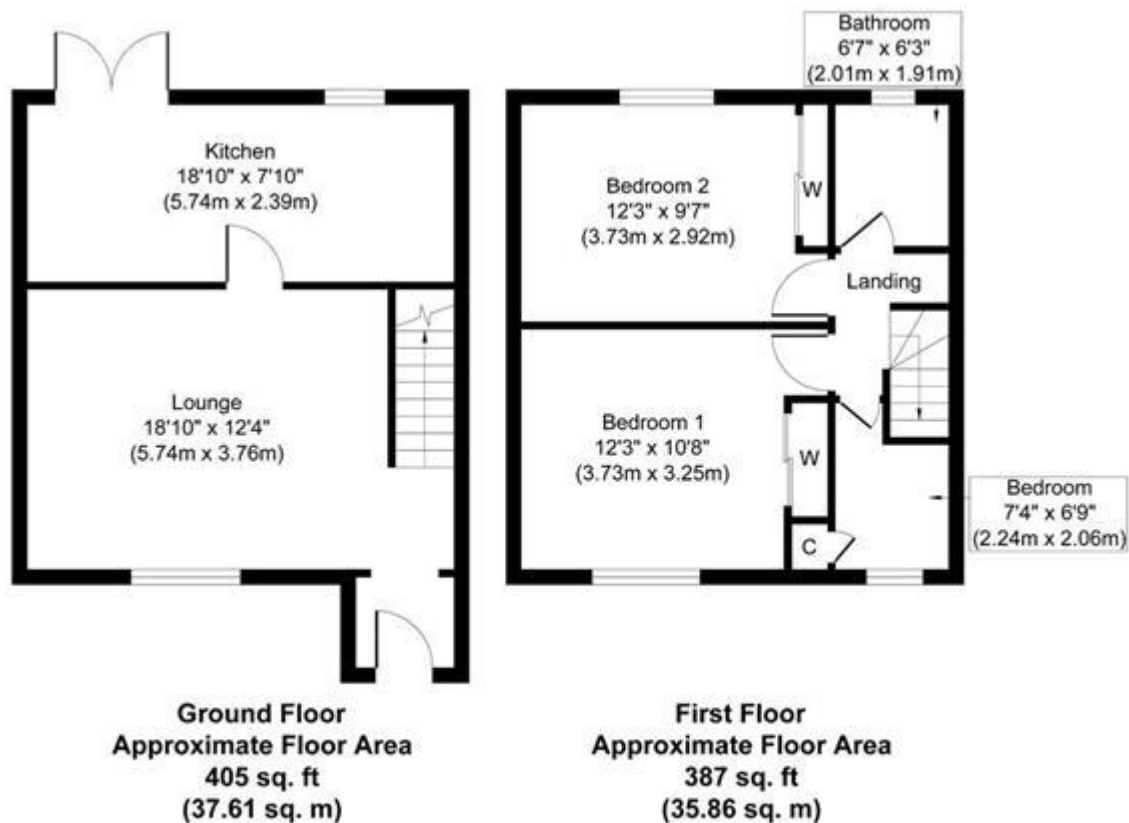
Upstairs, the property offers two well-proportioned double bedrooms, both with built-in wardrobes, and a third single bedroom. The stylish family bathroom is finished with modern tiling, chrome fixtures, and a bathtub with an overhead shower. The home further benefits from gas central heating and double glazing throughout.

Boden Quadrant is ideally located for families and commuters alike, with a range of local schools, shops, and amenities nearby. Motherwell town centre and Strathclyde Country Park are just a short drive away, while excellent transport links, including easy access to the M74 and nearby train stations, make it convenient for travel throughout Lanarkshire and to Glasgow city centre.

Council Tax Band: D
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Front Garden, Rear Garden

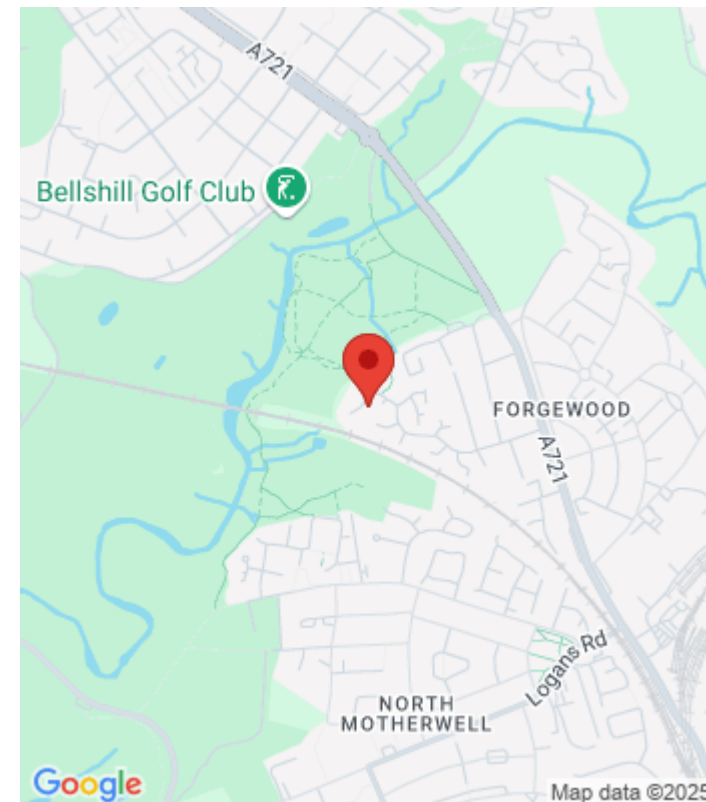


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-) 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		Very environmentally friendly - lower CO ₂ emissions (92-) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	72		85
	86		70
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	