

# 9 Delaney Wynd

MOTHERWELL, NORTH LANARKSHIRE, ML1 5FH



*Immaculate three-bed semi-detached, beautifully extended bedrooms and garage conversion, stunning luxury bathroom, popular location, walk-in condition*



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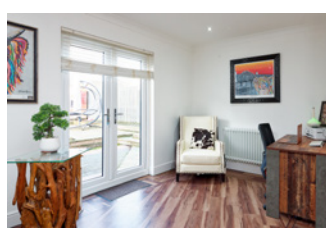
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We are delighted to bring to the market this absolutely immaculate three-bed semi-detached home, set in a popular area known for its neighbourly spirit. This delightful, charming and unique property makes a perfect place to come home to and it's presented in absolute walk-in condition. The property also benefits from a stunning £30k garage conversion to a high-end luxury Jacuzzi bathroom.

The beautiful upgraded accommodation is presented in absolute walk-in condition and has just been fully redecorated throughout. Quality finishes abound and are very much the theme of this lovely home, from the 'Karndean' flooring laid throughout the property, to the six-inch skirtings, new internal glass doors and beautiful classic Column radiators. It is evident the current owners have a love for quality, style and beautiful finishes, along with as much natural light as possible.

## THE LOUNGE/DINER



The accommodation comprises a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The spacious room offers ample space for a dining table or a home office workspace. The French Doors flood the room with natural light and lead out beautifully to the secure back garden and sun patio.

# THE KITCHEN



Staying on the ground floor and leading through to the kitchen, the gloss white kitchen looks super clean and makes a fantastic hub around mealtimes. It's perfect for the home, finished in a lovely range of fitted units, with an amazing five-ring burner range cooker with double oven and extractor fan, with a freestanding American-style fridge freezer and washing machine. It's evident the kitchen is a well-equipped space for any chef to serve up a marvellous meal.

Across the hallway leading from the kitchen takes the viewer to a superb £30k garage conversion, developed into an incredible luxury spa-bathroom. The list of features includes underfloor heating beneath the 'Porcelanosa' fittings and tiles, an IP-rated integrated TV to watch while you relax in the 'Phoenix 28' Jet Jacuzzi whirlpool bath with neon-activated lights and a waterfall tap.

As if that wasn't enough, the list goes on and so does the luxury. You can opt to choose a shower instead with the cool multi-function shower enclosure, adorned with an incredible spec of four wall jets, a drenching rainforest showerhead, and an L-shaped seating area to relax, while you pamper yourself. Now, that's the way to really relax at the end of the day!

# THE SPA BATHROOM





There are three good-sized bedrooms in this lovely home, one with built-in wardrobes, two others with extended floorspace, large freestanding wardrobes, and all with ample space for free-standing furniture. The master bedroom benefits from a stylish ensuite with a large standalone shower enclosure. There is also ample cupboard space throughout the property to help keep everything clutter-free and in its place.

The home is kept warm, comfortable and secure via gas central heating and double glazing.

# THE MASTER BEDROOM





The master bedroom benefits from a stylish ensuite with a large standalone shower enclosure



# BEDROOM 2



# BEDROOM 3





The low-maintenance rear garden is well-kept, secure and child-friendly. On sunnier days, the cool and contemporary 'Astraturf' BBQ area and multi-deck offer a great place to relax, unwind and enjoy a coffee or a glass of wine at the end of a hard day. The garden benefits from a storage shed.

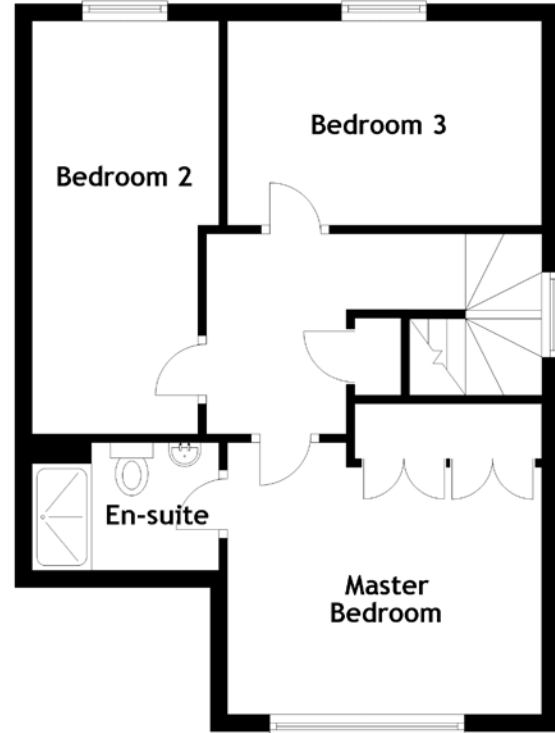
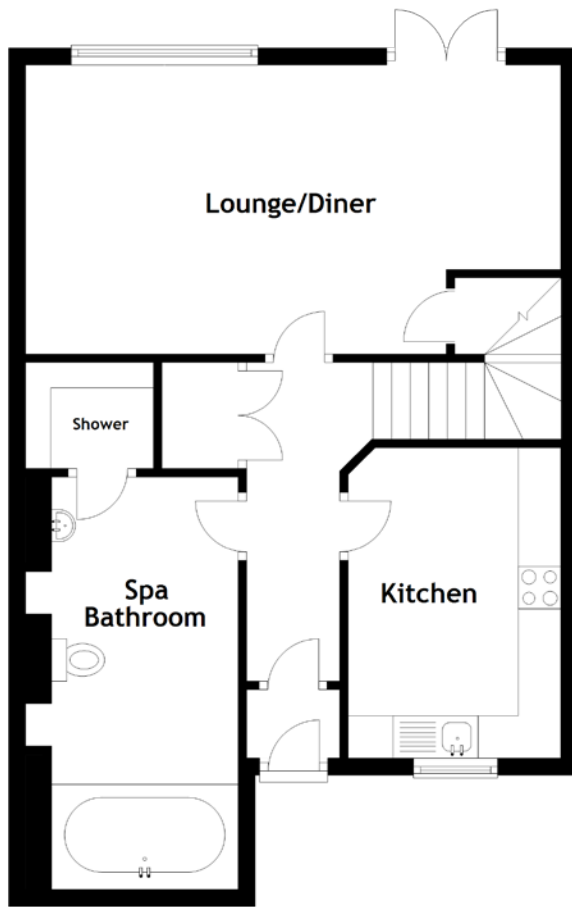
Parking is off-street to the front aspect of the mono-blocked driveway. This great home would make an ideal buy for so many people or even a great investment property for a smart Buy-To-Let investor.

Early viewing is strongly advised to anyone seeking a truly unique home, in a great location, presented in walk-in condition, adorned with true luxury fitments, and topped off with loads of style for today's busy lifestyle.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



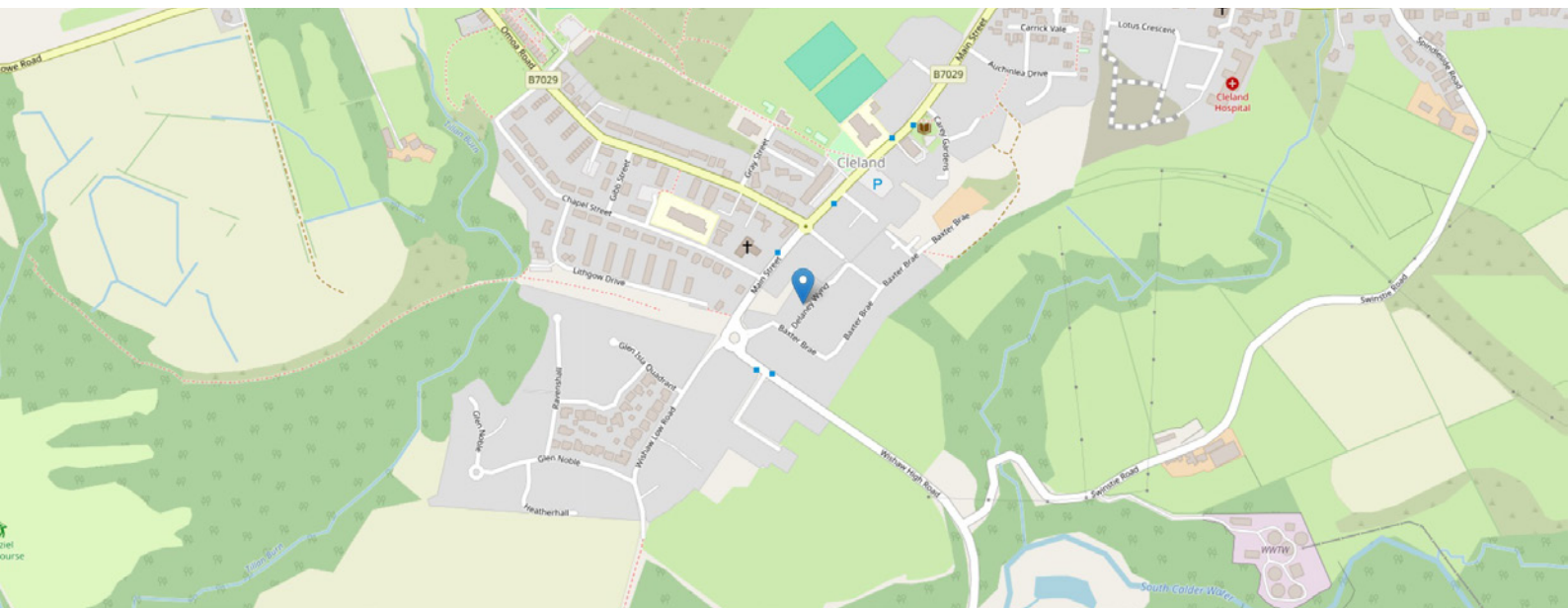
Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.30m (20'8") x 3.40m (11'2")
Kitchen	3.65m (12') x 2.50m (8'2")
Spa Bathroom	4.85m (15'11") x 2.20m (7'2")
Shower	1.51m (4'11") x 1.25m (4'1")
Master Bedroom	3.70m (12'2") x 3.20m (10'6")
En-suite	2.20m (7'3") x 1.50m (4'11")

Bedroom 2	5.15m (16'11") x 2.00m (6'7")
Bedroom 3	3.65m (12') x 2.55m (8'4")

Gross internal floor area (m<sup>2</sup>): 103m<sup>2</sup>  
EPC Rating: C

Extras: Freestanding appliances or furniture may be available by separate negotiation.



# THE LOCATION

9 Delaney Wynd is situated within the ever-popular village of Cleland. With excellent local amenities, nurseries and schooling all available nearby. Cleland and St Mary's Primary schools are easily accessible within the village, High schools such as Coltness, St Aidan's, Taylor High and Brannock High are also easily reached.





The M74 and M8 motorway networks are nearby and provide easy commuter links throughout Central Scotland on a daily basis (20 minutes to Glasgow, 25 minutes to Edinburgh). Cleland is also conveniently located on the Glasgow/Edinburgh train line and the station is only a short walk from the property. The village itself has good amenities, including fast-food outlets, a Library and retail stores. The larger surrounding towns of Wishaw, Motherwell and Hamilton all provide access to a wider selection of retail and leisure facilities. Motherwell itself boasts a wide and varied range of shops, bars, restaurants, banks and building societies. Local amenities include the Showcase Leisure Park, multiplex cinema, bowling alley, sports complex, bowling green, golf course, Chatelherault and Strathclyde Country Parks and Wishaw General Hospital.



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