



BOHOME
ESTATE AGENTS

Sharp Street, Motherwell
Offers Over £280,000

Four Bedroom Detached Villa | Freehold

Set within a desirable modern development and falling within the catchment for the highly regarded Dalziel High School, this beautifully presented four-bedroom detached villa is a fantastic opportunity for families seeking style, space and comfort in equal measure.

The property sits proudly behind a neat front lawn and wide driveway, finished in a tasteful combination of monoblock and grey slate chips, offering off-street parking for multiple vehicles.

Inside, a welcoming entrance hallway sets a warm first impression, laid with engineered wooden flooring that flows seamlessly into the open-plan dining kitchen and sunroom. To the right, double doors lead to the bright front-facing lounge, where dual-aspect windows fill the space with natural light. A bespoke feature TV wall and herringbone-style laminate flooring give the room a clean, minimal look that feels both modern and homely.

The heart of the home lies in the open-plan kitchen and dining area, designed for relaxed everyday living and easy entertaining. The kitchen features a shaker-style layout with white upper cabinets and pine-toned lower units, complemented by a white tiled splashback, gas hob, electric oven, stainless steel extractor, and integrated dishwasher. From here, French doors open into a sunroom that acts as a cosy retreat, with another set of double doors leading directly into the garden. A downstairs WC and under-stair storage complete the ground level.

Upstairs, all four bedrooms benefit from built-in wardrobes and fresh neutral décor. The principal bedroom is a standout, with a stylish feature wall and herringbone-effect laminate flooring. The main bathroom is fitted with a shower cubicle, grey tiling, white vanity unit, and chrome heated towel rail for a clean, contemporary finish.

To the rear, the garden has been designed with low-maintenance living in mind, featuring a mix of paving and grey slate chips, mature shrubs, and timber fencing for added privacy. A hard-wired garden outhouse provides extra flexibility for storage or workspace, while to the front, the driveway has ample parking and a built-in electric vehicle charging point for modern convenience.

This is a warm, welcoming home in an area that continues to be in high demand. Located just a stone's throw from Strathclyde Country Park, this home is ideally positioned for families and outdoor enthusiasts alike. Whether it's weekend walks, water sports, or scenic picnics, the park offers a fantastic lifestyle right on your doorstep. The property is also exceptionally well connected for commuters, with easy access to the M74 and M8 motorways providing swift links to Glasgow, Edinburgh, and beyond.

Early viewing is highly recommended.

Book your FREE valuation with Bohome Estate Agents - officially crowned Scotland's Best Estate Agent 2025 at the Scotland's Business Awards. Call us or follow @BohomeEstateAgents to book.

Council Tax Band: E

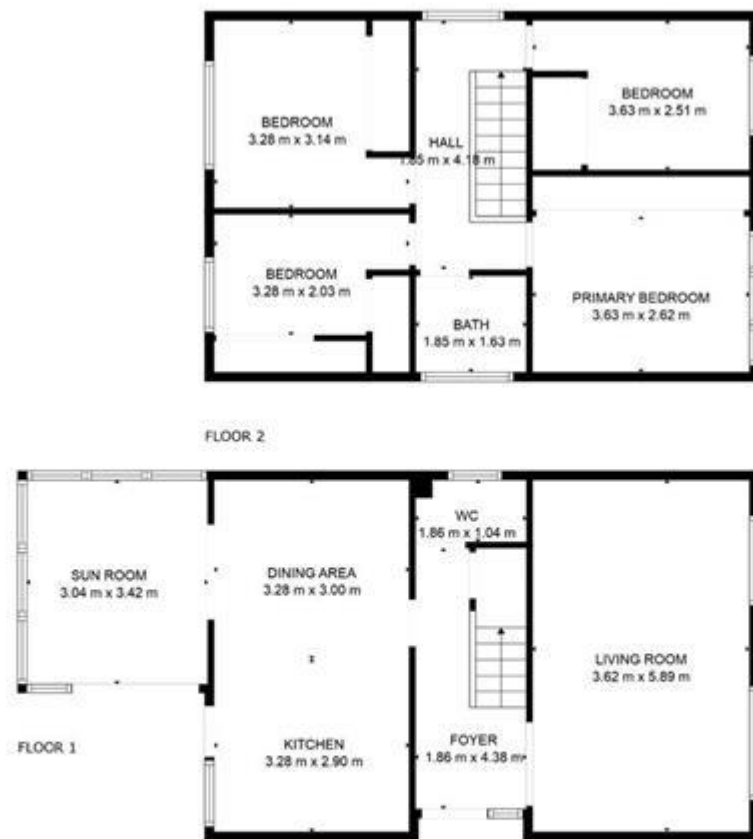
Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Private Garden, Rear Garden

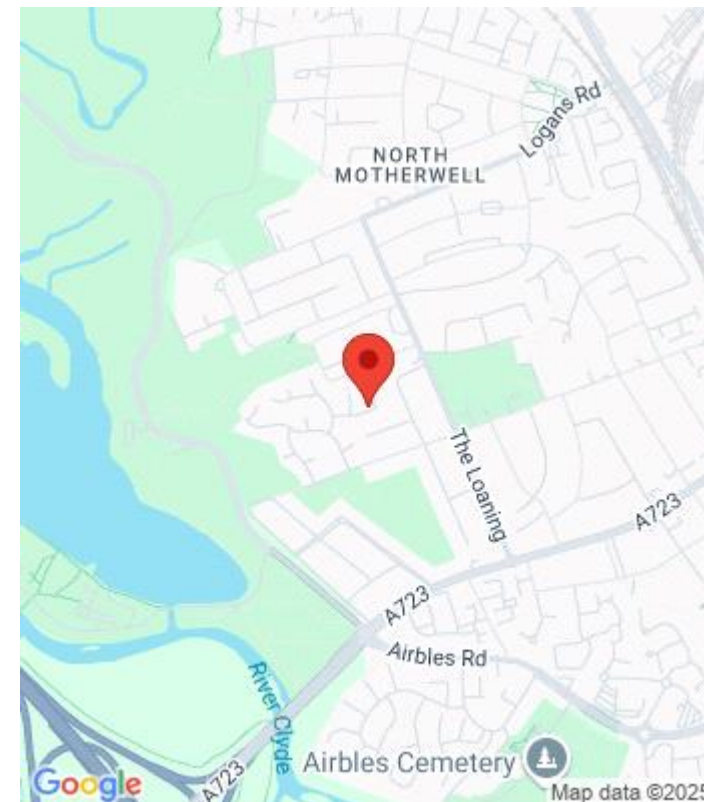


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.



TOTAL: 116 m2
FLOOR 1: 63 m2, FLOOR 2: 53 m2

FLOOR PLAN CREATED BY CUBICISA APP MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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	
69	81	64	76
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)	