

MOTHERWELL DALZIEL ST. ANDREW'S MANSE



The Church Manse for Dalziel St. Andrew's Parish Church is located on Pollock Street in Motherwell was built in the early 1990s and is adjacent to the church building. It is a four-bedroom property with a large living area, dining room and downstairs study. The property has a large kitchen with separate utility room and integral garage.

The manse has it's own entrance to the very large driveway which can comfortably hold 5+ cars.

The ground floor of the property has two levels with the study and WC on the lower area.

The first floor hosts the four bedrooms, main bathroom and en suite toilet and shower

GROUND FLOOR

Study (3.9m x 3.8m)

Located next to the front door entrance on the lower area of the ground floor the study is very spacious and hosts two windows, one looking towards the house entrance and the other into the private back garden.



Living Room (5.8m x 4.9m)

The large living room hosts two windows which sit side by side and look into the back garden.



Dining Room (5m x 3.6m)

The generous dining room sits adjacent to the living room and its entrance is next to the kitchen. The room also has French Doors which lead out into the back garden. These were added to the property in 2017.



Kitchen (5.5m x 3.9m) & Utility Room (2.6m x 2.4m)

The large L-Shaped kitchen is located to the back side of the property and has comfortably in the past held a table and chairs for dining at. There is a copious amount of worktop space and a generous amount of storage located within it.



The Utility Room, which is accessed from the kitchen, was renewed in 2019 and hosts a sink unit and space for two under counter appliances. The external door of the Utility room and leads out into the driveway.

All of the ground floor rooms are accessed from the main hallway which also leads to the first floor.



FIRST FLOOR

Master Bedroom (4.6m x 3.9m)

The Master Bedroom is located, along with all the other bedrooms, on the first floor of the property. It hosts two separate mirror wardrobes and also has an ensuite shower room. The room looks towards the rear of the property onto the back garden.



Bedroom 2 (3.5m x 3.5m)

The second Bedroom lies adjacent to the Master Bedroom and also looks onto the back garden and again hosts two separate mirror wardrobes.



Bedrooms 3 (5m x 3.2m) & 4 (3.4m x 3.6m)

Both these bedrooms lie at the far end of the upper hallway and look onto the rear and side of the property respectively. Each bedroom contains a mirror wardrobe.



Main Bathroom (2m x 3.5m)

This generous bathroom space is fully tiled and hosts both a bath and a separate shower.

General Information

The property underwent a fixed hard wire testing to the currently required standard in February 2019 and at this time also had new smoke and heat detectors installed and appropriate certification in place.

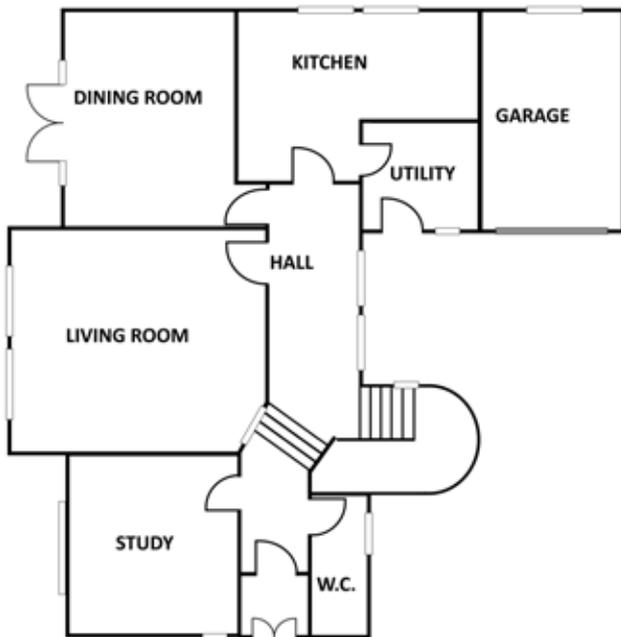


The intruder alarm is maintained annually and is connected to the property's phone line and is monitored should the alarm be triggered.

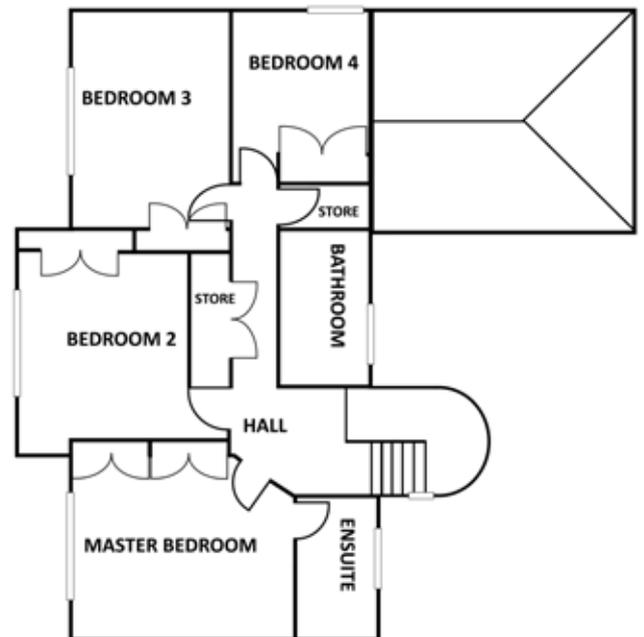
The combi boiler, which is housed in the garage was installed in 2015 and is serviced annually and appropriate gas safety certificate is in place.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Energy Performance

In March 2019 an Energy Performance Survey and the following results were given.

