




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

113 Corsewall Street

COATBRIDGE, NORTH LANARKSHIRE, ML5 1NP



COATBRIDGE

The popular area of 'Blairhill' is set within the town of Coatbridge is a great place to live and commute from. For shoppers the Faraday retail park home to the usual high street brands is on your doorstep alternatively the Glasgow Fort is a mere 12 minutes drive. Local residents can also entertain themselves at the multi-screen cinema and bowling alley, or stop by the town's various nightclubs, restaurants and bars. For a family day out, pay the Time Capsule Leisure Centre a visit. As well as a water-park, the centre is packed with a multitude of facilities including ice skating, three cafés, a health spa suite and dry sports halls for playing everything from badminton to football.

Coatbridge is enviably located within easy travelling distance of several major Scottish cities and is well linked by railway and road. With motorway access via the M8, the town is easily commutable from Glasgow (nine miles), Stirling (twenty-two miles) and Edinburgh (thirty-eight miles). Coatbridge is networked by six railway stations including Blairhill, Coatbridge Sunnyside and Coatbridge Central. Regular services run from Blairhill station direct to Glasgow Central Station, every fifteen minutes. The town is conveniently situated for travel abroad with the nearest airports, Glasgow Airport (twenty miles) and Edinburgh (thirty-one miles) not too far away.



113 CORSEWALL STREET

McEwan Fraser Legal are delighted to offer to the market this spacious 3 Bedroom Semi-Detached home in the popular locale of Blairhill in Coatbridge.

Great emphasis has been placed on the creation of easily managed and free-flowing space. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a growing family. The Property itself is generous in proportions with downstairs living consisting of an entrance vestibule, bathroom, spacious lounge and a sunroom to the rear offering access to the rear gardens.

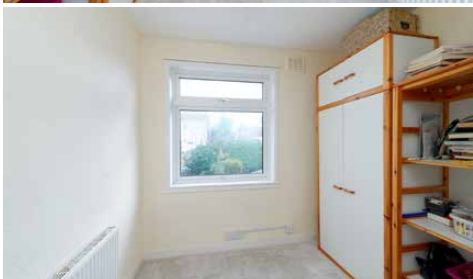
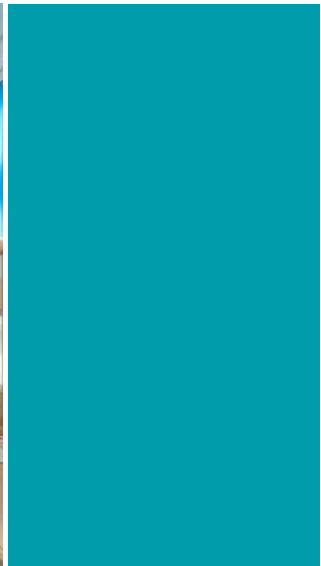
Upstairs there are 3 Double Bedrooms which again are spacious and would allow for a range of furniture configurations.

This property further boasts an attic space and a garage. The gardens to the front and rear are well maintained and there is a large driveway with space for 2 cars.

An ideal family home within a desired location with great schools and transport links on the doorstep. Drumpellier Country Park is also within a short stroll which offers lovely walks around the lochs and outdoor playing facilities for children.



**SPACIOUS 3
BEDROOM
SEMI-DETACHED
HOME.**



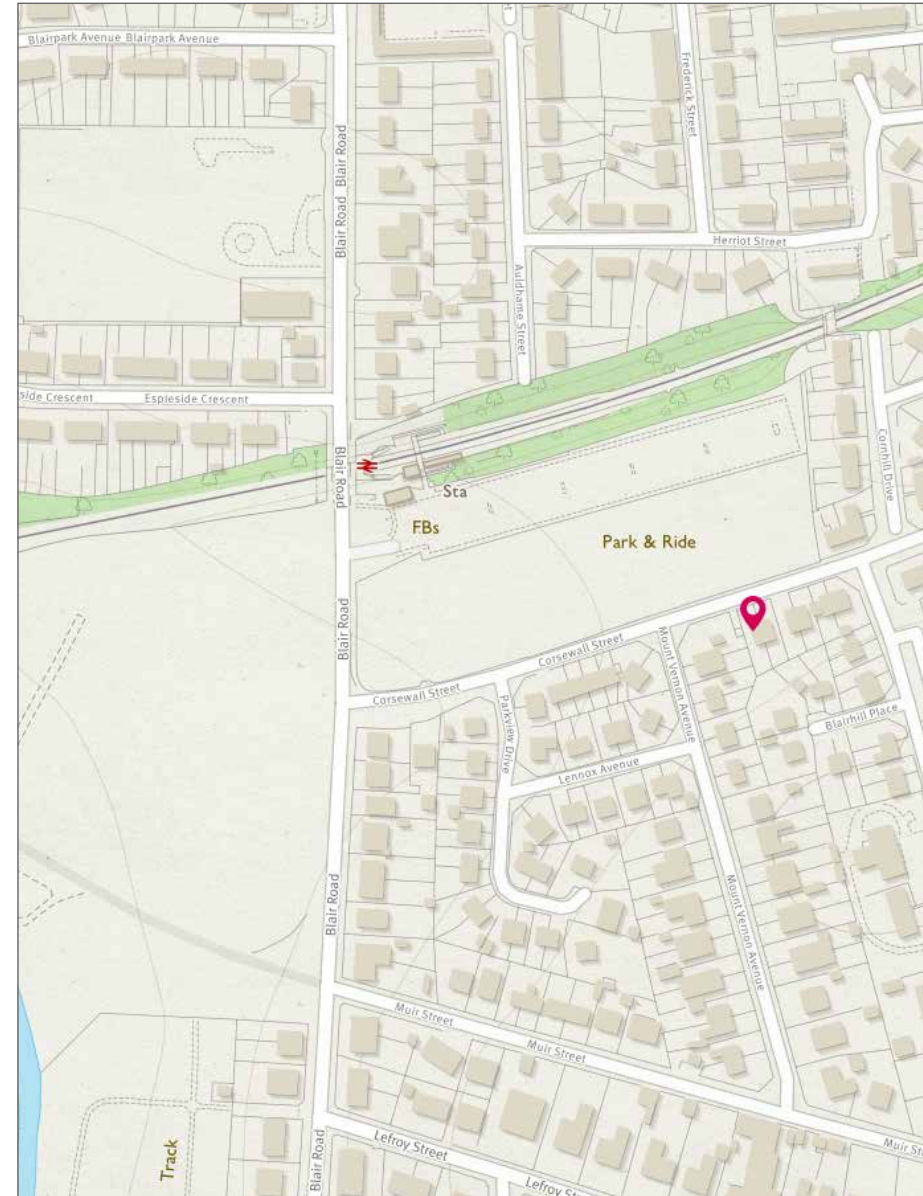
PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.90m (16'1") x 3.50m (11'6")
Kitchen	3.50m (11'6") x 2.70m (8'10")
Conservatory	3.50m (11'6") x 2.60m (8'6")
WC	2.60m (8'6") x 1.90m (6'3")
Bedroom 1	4.50m (14'9") x 3.70m (12'2")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
Bedroom 3	2.60m (8'6") x 2.60m (8'6")

Gross internal floor area (m²): 89m² EPC Rating: D






McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
ALAN DONALDSON
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ABBEY TURPIE
Designer