

# 14 Renfrew Place

KIRKWOOD, COATBRIDGE, ML5 5RN



*Excellent 2-bed semi-detached family home, Popular area,  
Great accommodation, lined attic, driveway and garage*



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We are delighted to offer to the market this perfect two-bedroom semi-detached home, set in a popular location with the added benefit of being a short 5/10 minutes' drive to the heart of Coatbridge town centre and all the amenities it provides.

# THE LOUNGE



Accommodation comprises; a welcoming entrance hallway, leading to a bright and airy lounge/diner which benefits from lots of natural light having large windows at both ends.



# THE KITCHEN



The modern kitchen is perfect for the home, finished in black worksurface over beech shaker style base and wall mounted cabinets with gloss black 'Metro' style tiled splashback with built-in induction hob and electric oven with glass and stainless steel cooker hood. There is space for a washing machine, tumble dryer and fridge freezer. The ample storage space and work surface make this the ideal environment for any aspiring chef to prepare a tasty meal.





# THE BATHROOM

The tiled bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers.



There are two good sized bedrooms in this lovely home, both are doubles and share the same quality laminate flooring and, they both also benefit from space for freestanding furniture.

# BEDROOM 1



The larger bedroom remains roomy while accommodating the start to the staircase to the jewel in this property's crown – the fully lined and floored attic room. This makes for more than just storage space and could easily be used as a large home office, craft room or more. The home is kept warm and comfortable via double glazing and gas central heating.



# BEDROOM 2





# BEDROOM 3/ATTIC ROOM





There is a secure back garden with a patio area and decked area, offering space that is ideal for pets and children. There is also handy off-street parking to the front in the form of a driveway. The very generously proportioned garage offers space for a car and plenty of room for a workshop.

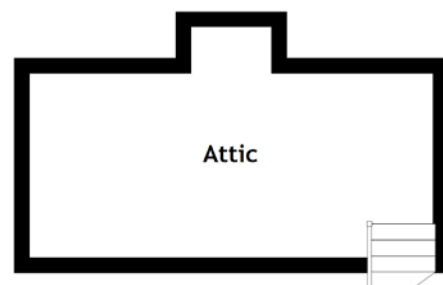
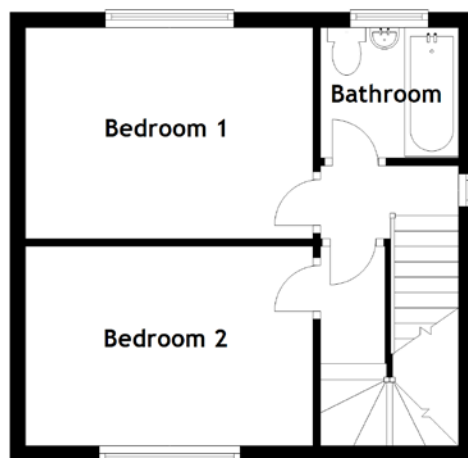
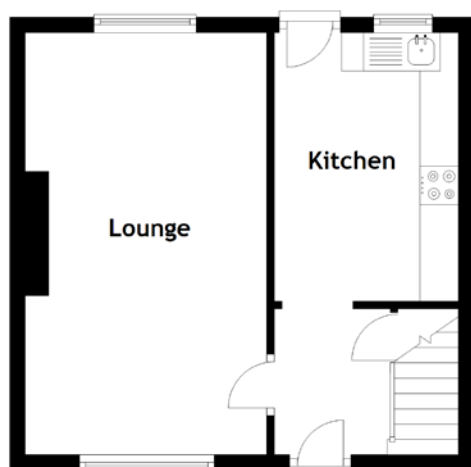
This is a property that has really been enjoyed by the current owners and it now offers a great starter home for any young couple or small family. Early viewing is strongly advised for 'canny' buy-to-let investors, young families or first-time buyers looking for a great place to call 'home'.

# THE GARDEN





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor

Lounge

5.50m (18'1") x 3.15m (10'4")

Kitchen

3.50m (11'6") x 2.40m (7'10")

First Floor

Bedroom 2

3.75m (12'4") x 2.60m (8'6")

Bedroom 1

3.75m (12'4") x 2.75m (9')

Bathroom

1.80m (5'11") x 1.70m (5'7")

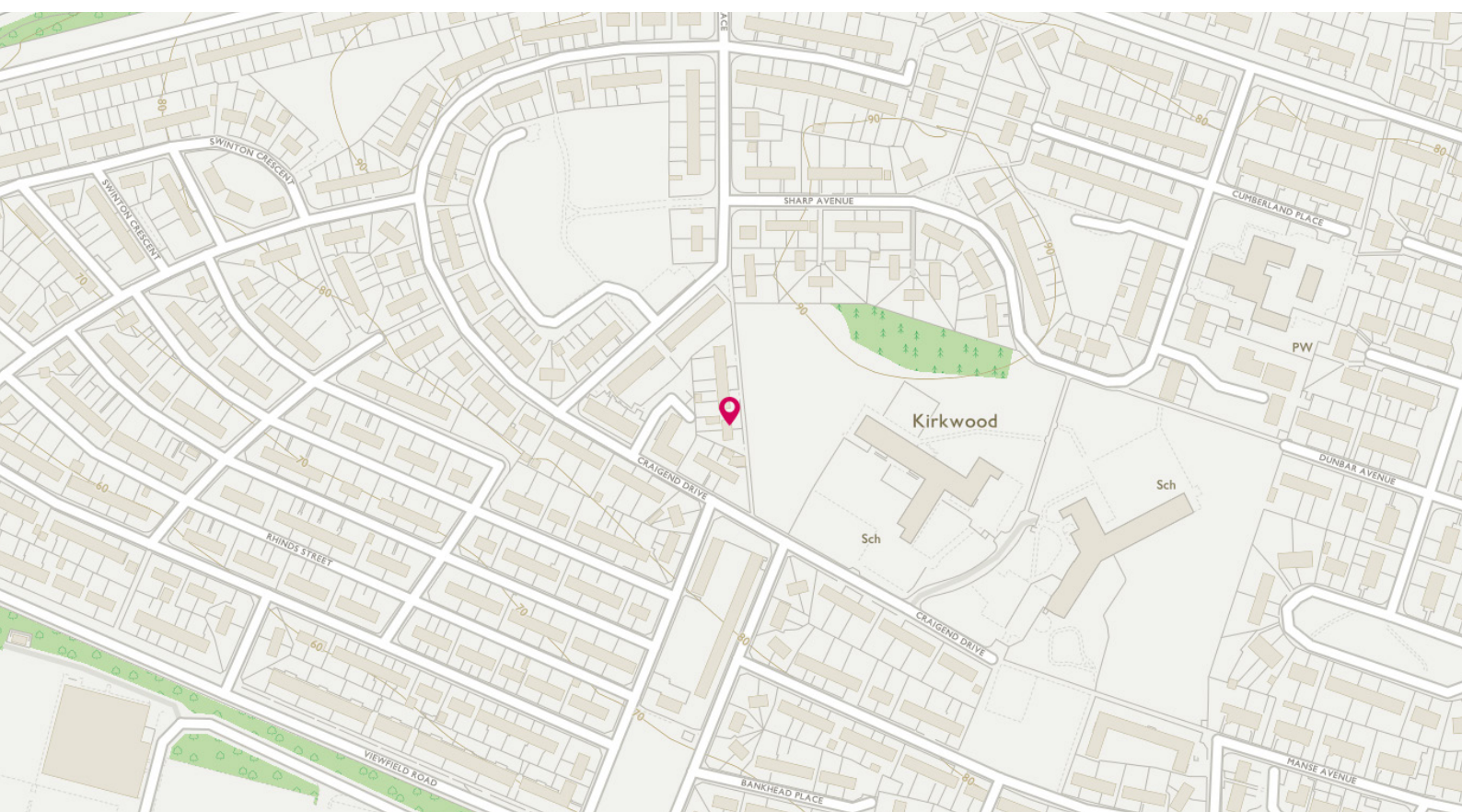
Attic Floor

Bedroom 3/Attic Room 5.25m (17'3") x 2.40m (7'10")

Gross internal floor area (m<sup>2</sup>): 68m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): Free-standing appliances may be available by separate negotiation.





# THE LOCATION

Renfrew Place in Coatbridge is a great place to live and commute from.







The transport links by bus and rail (Kirkwood railway station) are frequent and it's a mere ten-minute drive to Coatbridge town centre and Faraday retail park. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.



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