



**McEwan Fraser Legal**

Solicitors & Estate Agents

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34 Higherness Way

COATBRIDGE, ML5 5FL

THE LOCATION COATBRIDGE

ML5 5FL

Set in the central Lowlands, about ten miles east of Glasgow, Coatbridge is a former industrial town in North Lanarkshire, Scotland. It is neighboured by Airdrie and is ideally situated with close railway and motorway links to Glasgow and Edinburgh.

This home is within close proximity to the town's shopping destinations. The Boundary Shopping Village offers a wide range of products under one roof, whilst the Faraday Retail Park is home to the usual high street brands. 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.





34 HIGHERNESS WAY

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McEwan Fraser is delighted to present this contemporary three bedroom semi-detached home to the market. The property enjoys an enviable location in a family-friendly modern development. Internally, the property has been maintained to an exceptional standard and is presented to the market in walk-in condition. For extra warmth and comfort, the property boasts gas central heating and double glazing throughout.

You enter through a welcoming hallway which includes a WC. The immaculate lounge is immediately on your left. It boasts chic modern decor and plenty of space for a large corner sofa. A double door leads to the kitchen diner which runs the full width of the property. The kitchen includes a full range of base and wall mounted units, offering plenty of prep and storage space. Gas hob, electric oven, fridge freezer, dishwasher and washing machine are integrated and will remain as part of the sale.

Upstairs, there are two ample double bedrooms, both with built-in wardrobes and a generous third single bedroom. Internal accommodation is completed by a modern three piece bathroom with shower bath and a window for natural light.

Outside, there is a private driveway and a rear garden which is laid to lawn and includes a patio area.

This is a must see starter home and early viewing is highly recommended.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.50m (14'9") x 3.80m (12'6")
Kitchen/Diner	4.80m (15'9") x 3.50m (11'6")
WC	2.15m (7'1") x 1.03m (3'4")
Bedroom 1	3.00m (9'10") x 2.30m (7'7")
Bedroom 2	4.30m (14'1") x 2.80m (9'2")
Bedroom 3	3.00m (9'10") x 2.90m (9'6")
Bathroom	1.90m (6'3") x 1.90m (6'3")

Gross internal floor area (m²): 77m² | EPC Rating: C

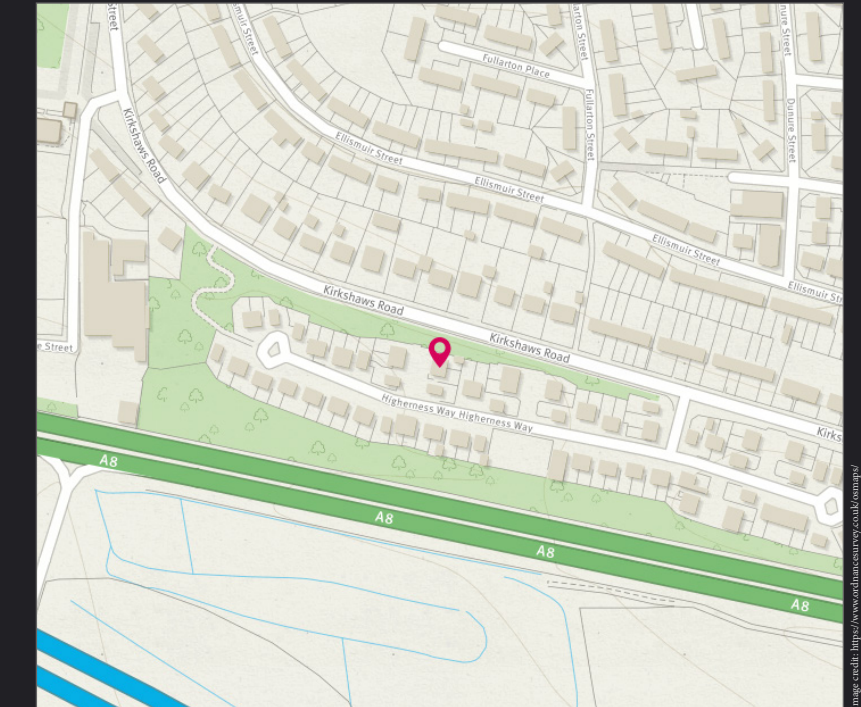


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