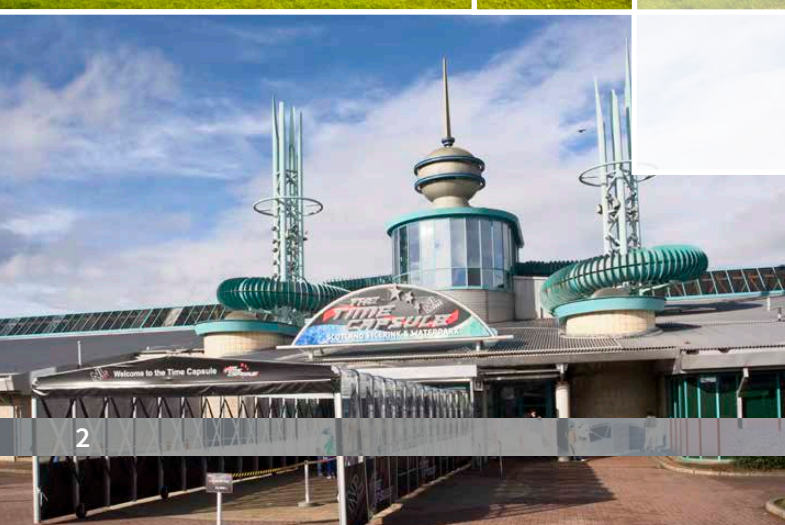




28 DRUMPELLIER AVENUE  
COATBRIDGE, NORTH LANARKSHIRE, ML5 1JR





**LOCATED OFF BLAIR ROAD DRUMPELLIER AVE ENJOYS AN ENVIABLE POSITION JUST A STONE'S THROW FROM BOTH DRUMPELLIER GOLF COURSE AND RUGBY CLUB AND IS SITUATED IN ONE OF COATBRIDGE'S MOST DESIRABLE RESIDENTIAL AREAS.**

The property is tucked away yet is conveniently placed to the town centre where there are a host of facilities such as shops, cafes, bars and Drumpellier Country Park is also nearby where there are walks and cycle paths for all to enjoy. For a family day out, visit the nearby Time Capsule leisure facility. As well as a waterpark, 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. For a more comprehensive choice of shopping, Glasgow Fort is under a ten-minute drive with Glasgow city centre an addition ten minutes.

Commuting couldn't be easier with Blairhill train station within a short fifteen-minute walk which gives direct rail links to both Glasgow and Edinburgh. Local schooling is aplenty with both Primary and high schools within two miles.





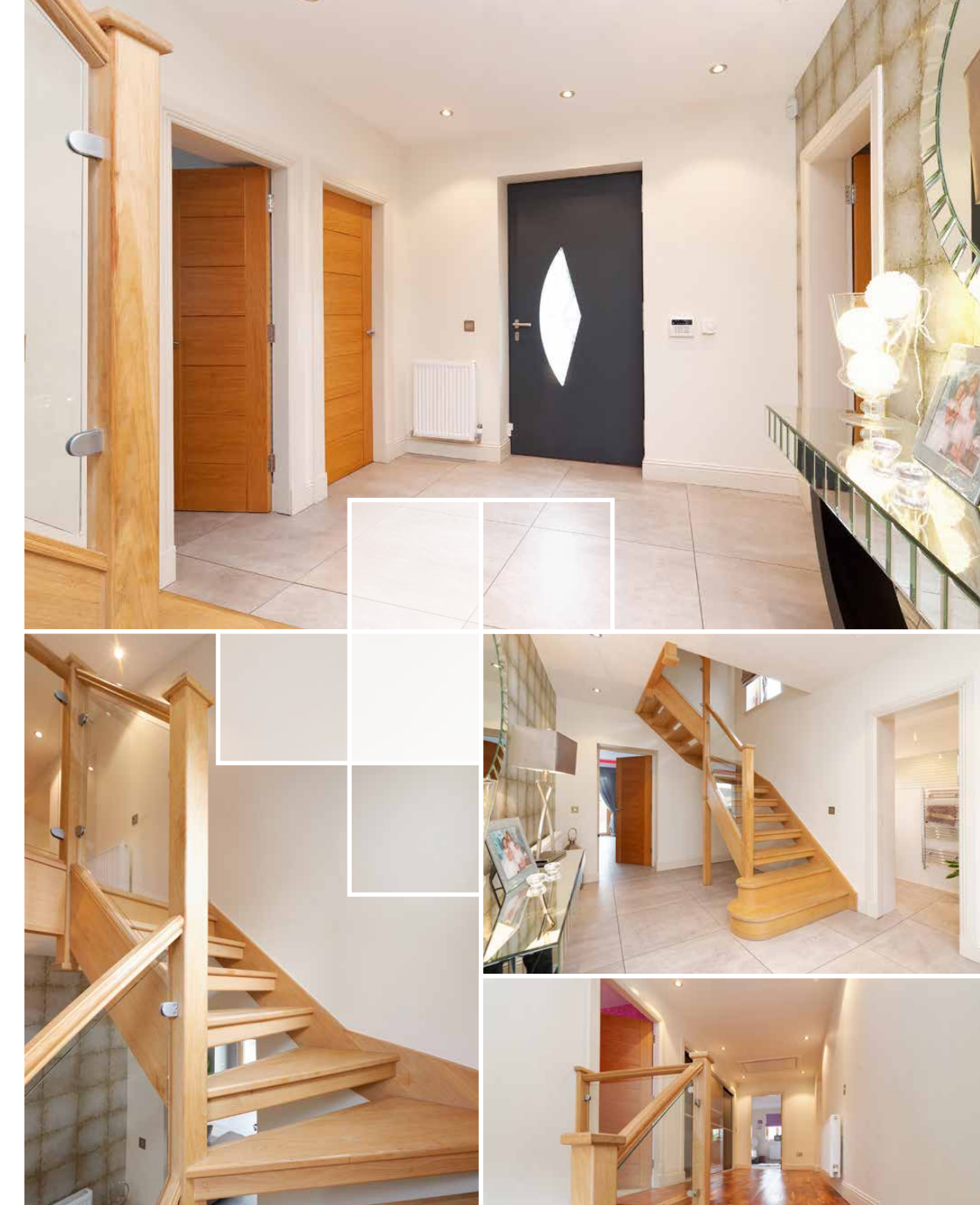


**MCEWAN FRASER LEGAL IS  
DELIGHTED TO OFFER THIS  
HIGHLY IMPRESSIVE FAMILY HOME  
TO THE MARKETPLACE.**

This stunning detached villa greatly benefits from its central location, within the popular Drumpellier area of Coatbridge and boasts a CONTEMPORARY, open-plan living space to the ground floor, along with four SPACIOUS bedrooms with modern en-suite shower rooms to the master bedroom and second bedroom where all sanitary ware supplied by Porcelenosa.

As part of the design of this property, a strong emphasis has been placed on the creation of easily managed and free-flowing space on a BRIGHT and FRESH layout. Room usage can be easily adapted to the individual purchasers need and would comfortably provide for a larger family.

Entry is gained through reception hallway, where it is immediately clear to see the property has been finished to a fantastic standard with a STUNNING Oak stairway which gives access to the upper level of the property. This area also benefits from handy cloaks WC and storage cupboard and the stunning floor tiles under foot carries through to open plan living space.







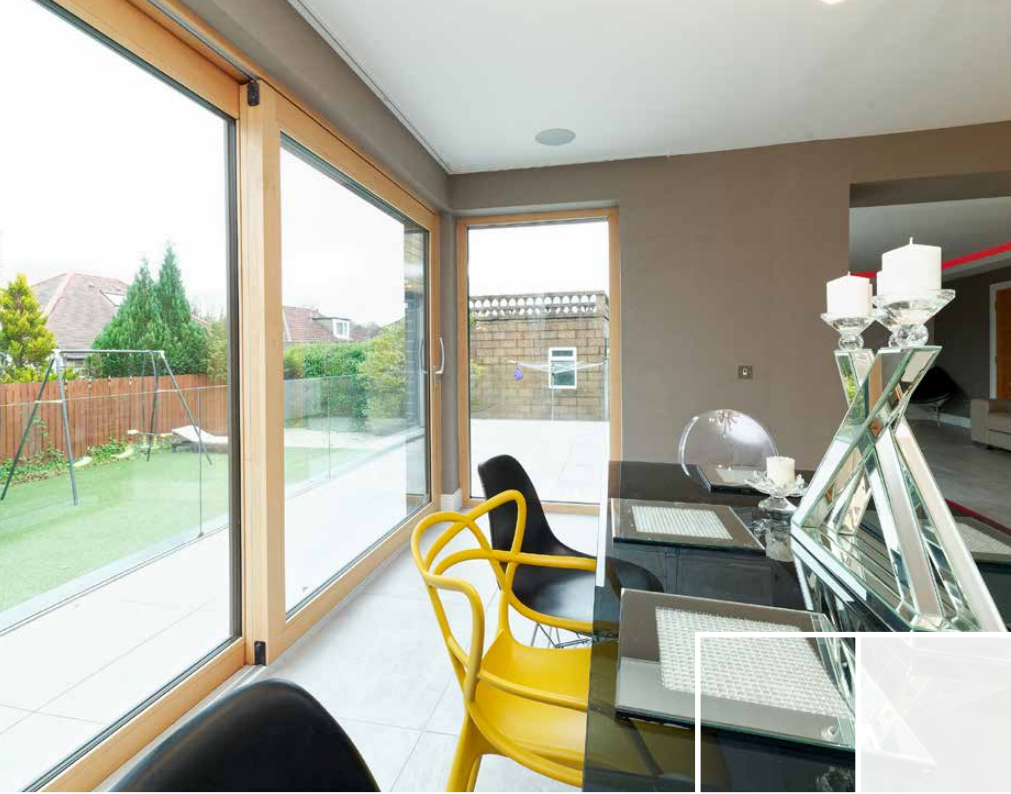
KITCHEN



At the heart of this family home is the real **VERSATILITY** of space provided by way of this **MODERN** open plan living area. The **WOW** Factor kitchen boasts an array of stylish floor to ceiling units with Siemens integrated oven, microwave and steamer with ceramic hob, sink and draining board placed in the **IMPRESSIVE** granite top island making this the ideal kitchen for an inspiring chef. It is further enhanced with four-seater breakfast bar with matching worktop surfaces which provides a **FASHIONABLE** and **EFFICIENT** workspace.











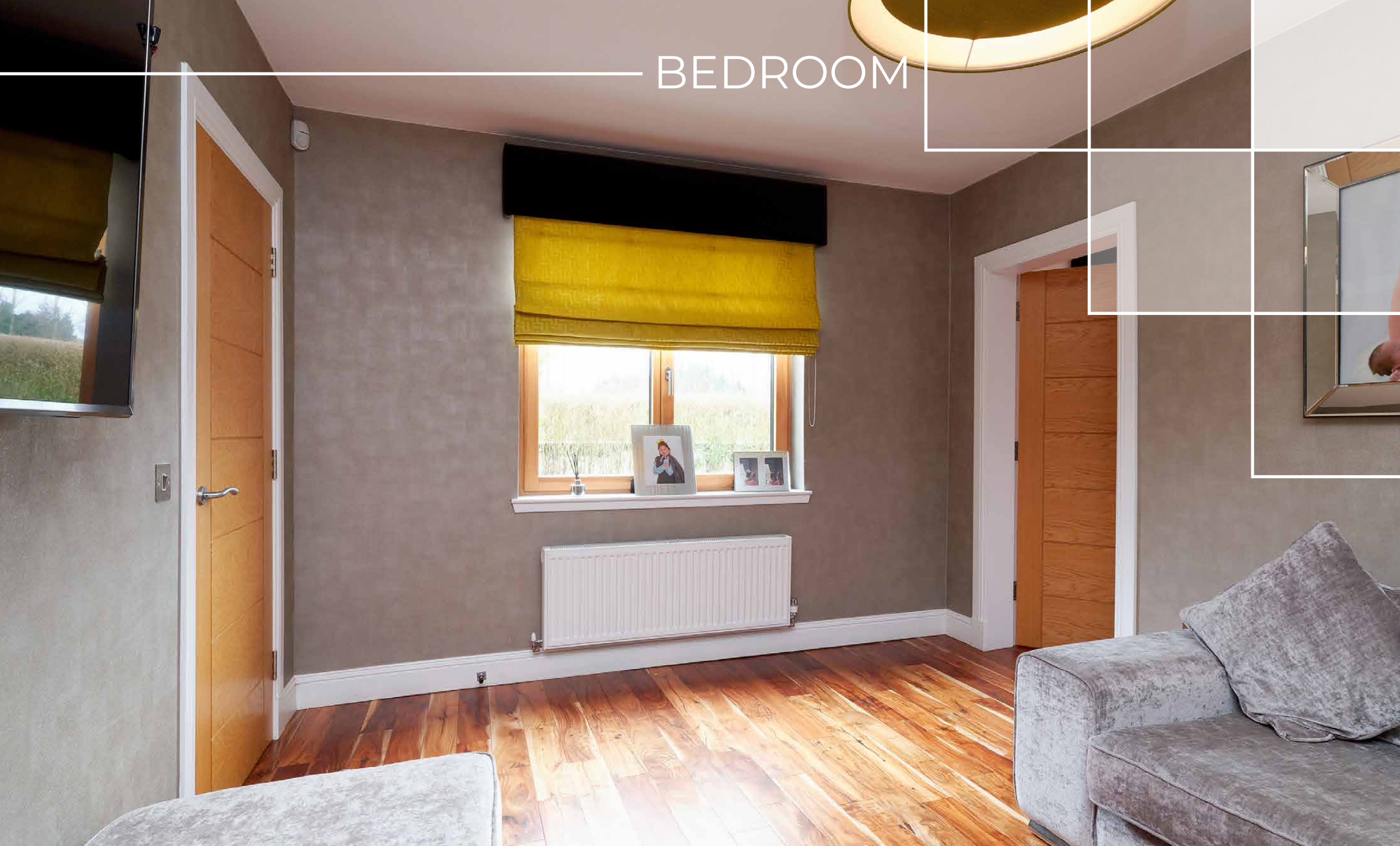
LOUNGE



The adjoining lounge is SPACIOUS and could suit almost any furniture configuration with nearby dining area sufficient in size to house a large dining room table and chairs.

This MODERN open plan living is further enhanced with large sliding patio doors which flood the area with ample natural light and gives access to raised patio area making this the ideal property for entertaining.





## BEDROOM



There is also a HANDY utility room situated just off the kitchen with additional wash hand basin and storage

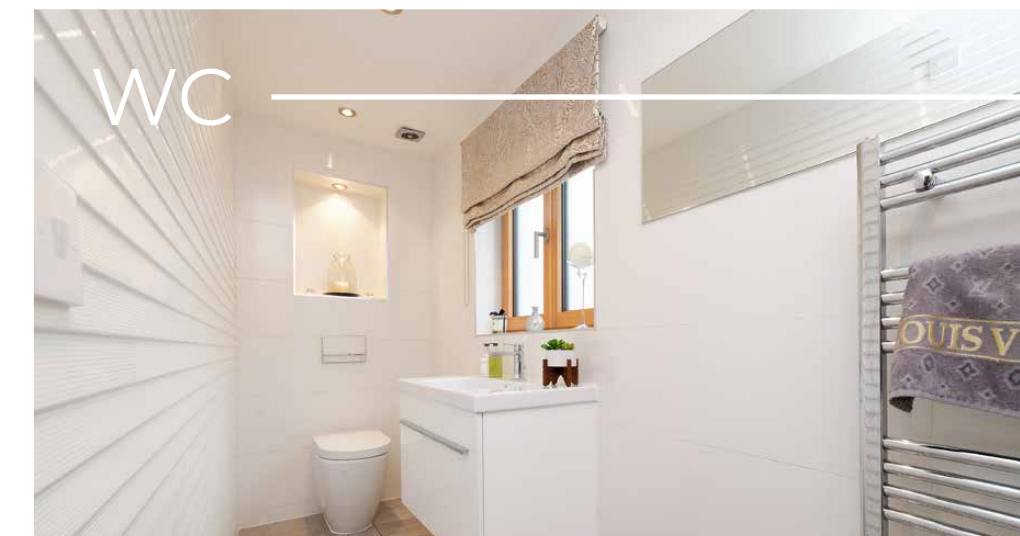
units and perfect to house noisy appliances.  
The accommodation at the



## UTILITY

lower level is completed with the addition of a lower bedroom with a walk-in dresser which is currently

being used as an additional family room which gives adults and children a separate place to RELAX.

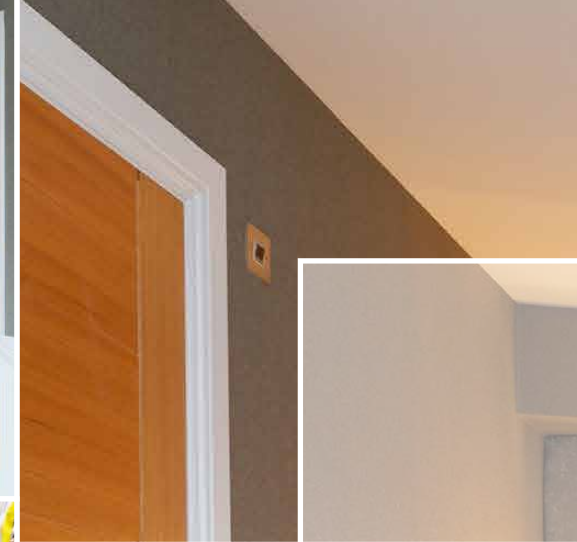


## WC





14



MASTER BEDROOM



The upper level boasts four spacious bedrooms with the third and fourth bedrooms sharing a Jack and Jill en-suite and the master and second bedroom having their own stunning en-suite bathrooms. The family bathroom consists of a WONDERFUL three-piece vanity suite including wonderful roll top bath and STUNNING walk through shower.

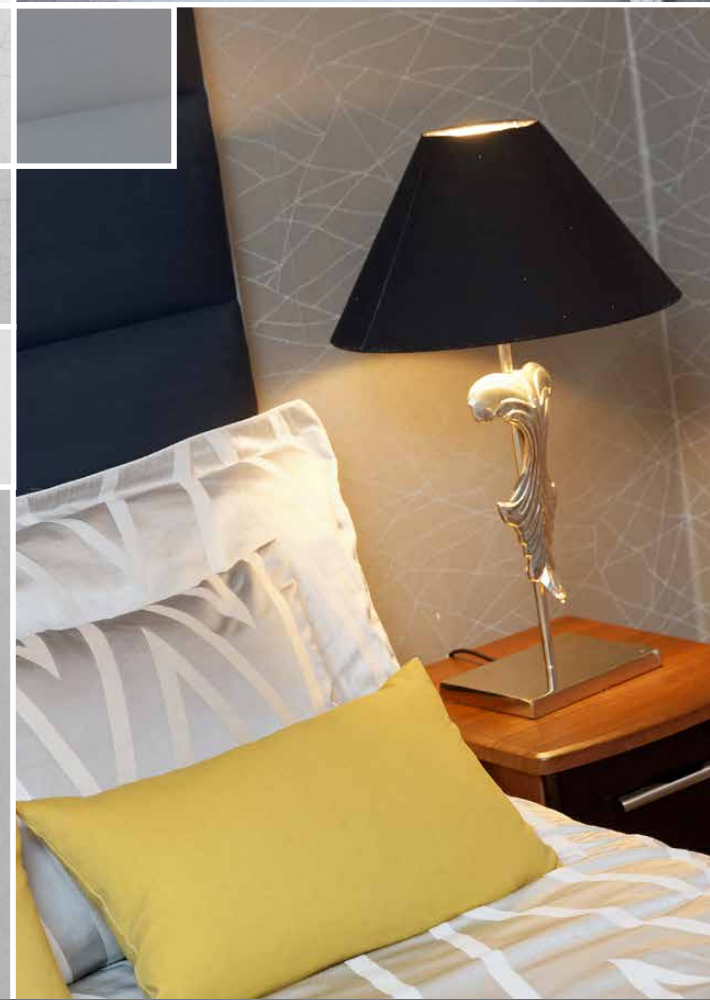


15





BEDROOM 2







BEDROOM 3



JACK & JILL EN-SUITE



BEDROOM 4





FLOOR PLAN



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	5.90m (19'4") x 4.70m (15'5")
Kitchen/Diner	7.00m (23') x 6.00m (19'8")
Family Room/Bedroom	4.80m (15'9") x 3.20m (10'6")
Study/Play Room	2.90m (9'6") x 2.30m (7'7")
Utility	2.90m (9'6") x 2.60m (8'6")
WC	3.40m (11'2") x 1.20m (3'11")

First Floor	
Bedroom 1	5.80m (19') x 4.00m (13'1")
En-suite	3.30m (10'10") x 2.60m (8'6")
Walk in Wardrobe	2.70m (8'10") x 2.50m (8'2")
Bedroom 2	4.50m (14'9") x 3.20m (10'6")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bedroom 3	4.20m (13'9") x 3.30m (10'10")
Jack and Jill En-suite	3.20m (10'6") x 2.00m (6'7")
Bedroom 4	2.80m (9'2") x 2.70m (8'10")

Gross internal floor area (m²): 242m² | EPC Rating: C

Extras (Included in the sale): This is an extremely CONTEMPORARY and SPACIOUS design, providing generous living space throughout, with a quality finish, packed with a variety of cutting edge technological extras as standard, including Rako Lighting system which can change the colour/ambience via smart phone app. Sonos system fitted throughout.





Externally the property mirrors the EXCELLENT condition inside with stunning low maintenance grounds surrounding the property. At the front, the property is made up of a small section laid to lawn with the balance of both DECORATIVE slab and monobloc drive sufficient for several cars.

The real gem, however, is the child secure real garden with its raised patio section with glass balustrade ideal for entertaining and the SPACIOUS lower garden area perfectly suited for kids with Astro grass and ample room for a variety of garden furniture.

The property is further enhanced with gas central heating, underfloor heating throughout the open plan area and state of the art triple glazing provided throughout to create a warm, yet COST-EFFECTIVE way of living all year round. For additional security the property is further enhanced with CCTV system, Remote security alarm and electric entry gates.

This is an extremely CONTEMPORARY and SPACIOUS design, providing generous living space throughout with a quality finish and is not expected to dwell long on the market.



# EXTERNALS



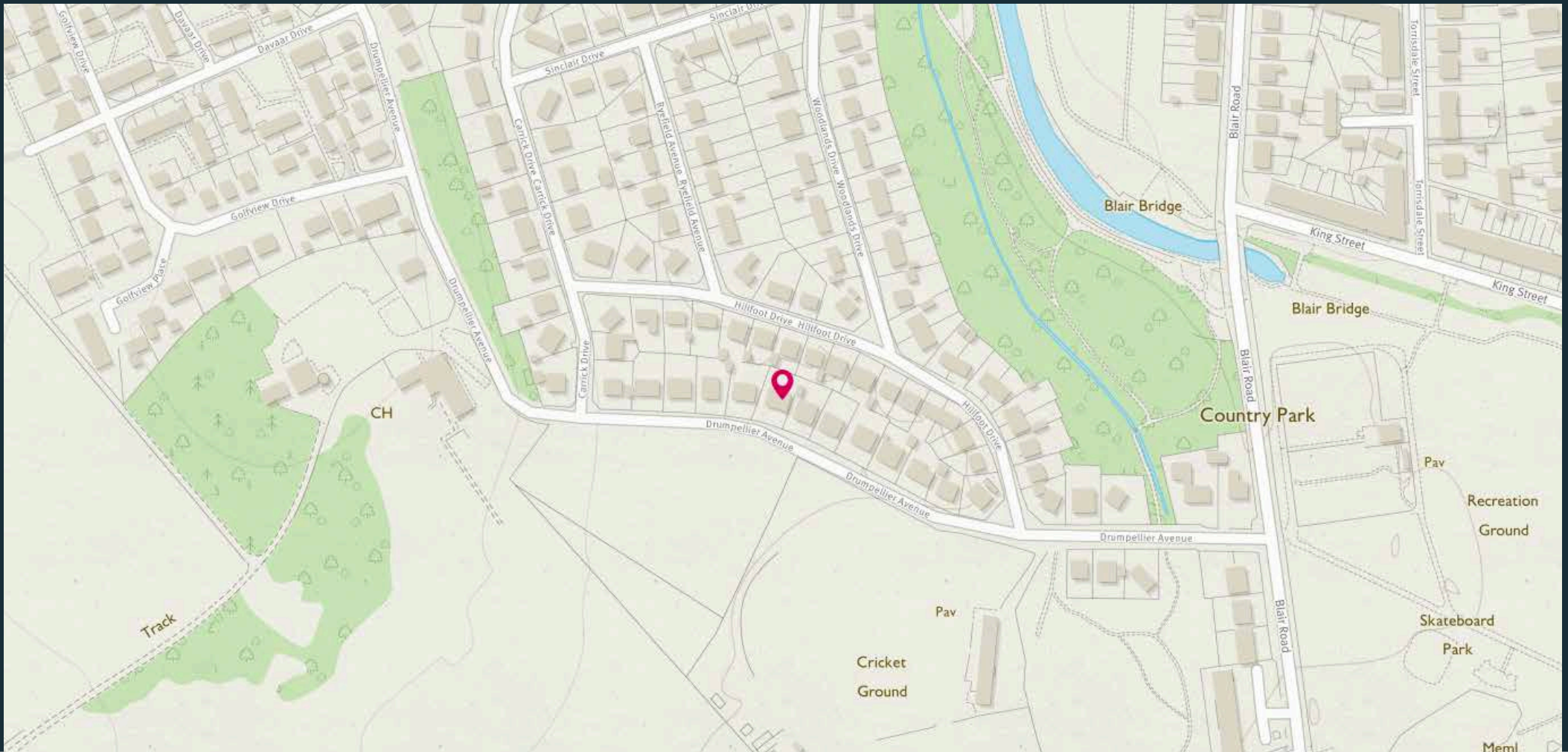


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>

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