




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474 // THIS PROPERTY IS SUBJECT TO A BUYER'S PREMIUM

4 Langmuir Road

BARGEDDIE, NORTH LANARKSHIRE, G69 7RG



Bargeddie

NORTH LANARKSHIRE, G69 7RG

Langmuir Road could not be more conveniently placed for easy access to Glasgow, with the local train station (Bargeddie) only an 8-minute walk away, and the M8, M73, and M74 interchange all located close by to ensure a speedy link to the central belt's efficient motorway network.

Bargeddie is perfectly positioned for commuting with a comprehensive motorway network giving swift commuting access to all major towns and cities in Scotland and the south. Bargeddie's Railway Station is within a short 8-minute walk from the property, which gives access to Glasgow, Edinburgh and surrounding areas.

The property itself is well placed for both Bailleston and Coatbridge town centres and a full choice of amenities including a wide range of supermarkets, shops, bars, restaurants, sports, and recreational facilities as well as a choice of excellent primary and secondary schooling. Alternatively, Glasgow Fort offers a wider variety of shopping and can be reached by car in under 5 minutes.



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McEwan Fraser Legal is delighted to offer to the market this deceptively large three bedroom detached villa situated in the ever-popular Bargeddie. A strong emphasis has been given to the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that this family home is fit for today's modern living. Room usage can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.

The property in more detail consists of entrance hallway with handy cloaks WC. The formal lounge is both bright and spacious which allows a range of furniture configurations with large picture window flooding the room with natural light. The adjoining dining area has ample room to house a medium-sized dining table and chairs and has aspect over the rear garden grounds. This dining area also links the kitchen which gives access to the rear

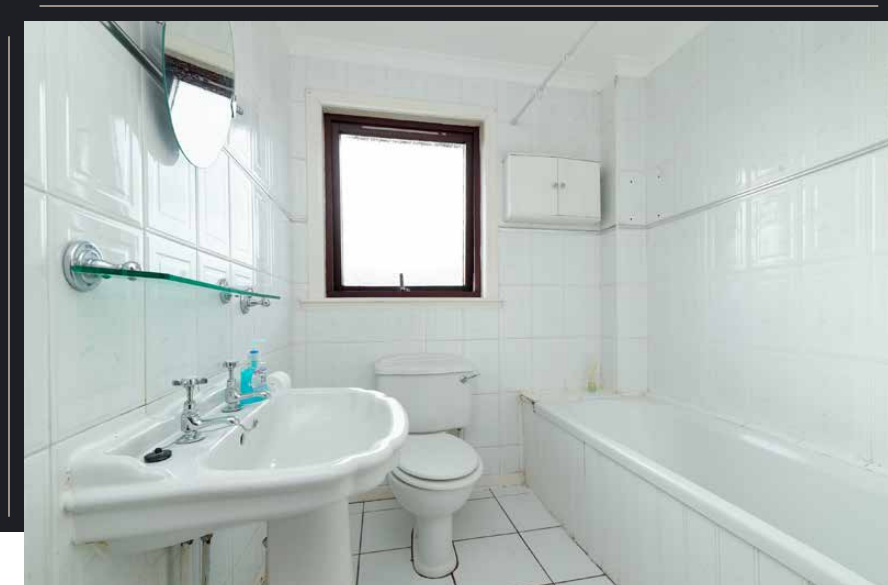
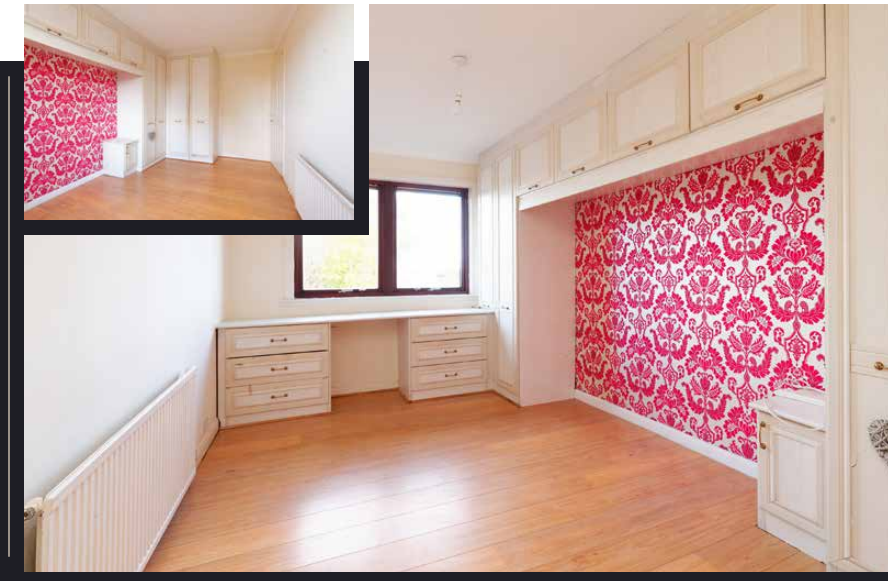
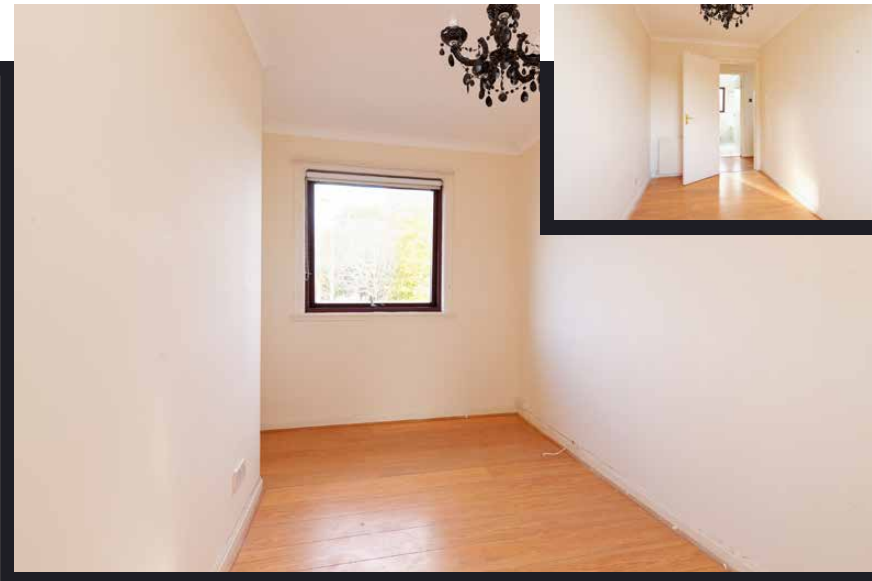
garden area making this the ideal property for entertaining. At the heart of this family home is a real versatility of space provided by a modern kitchen which boasts an array of stylish floor and wall units with matching worktops which provides a fashionable and efficient work-space. It is further enhanced with an integrated oven, hob and extractor fan making this the ideal kitchen for an aspiring chef.

The upper level of this property hosts three double bedrooms, two of which benefit from bespoke fitted furniture. This level also hosts the family bathroom which consists of a white three-piece suite.

The property benefits from substantial private and child secure garden grounds with sections both laid to lawn, patio and monobloc.

This property has mass appeal and viewing alone will confirm the overall versatility and charm of this superb family home.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

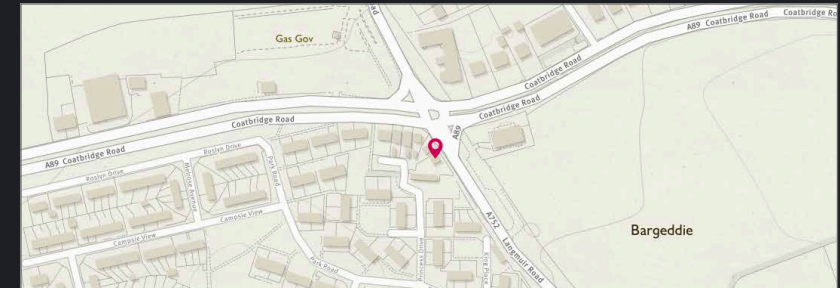


Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1" x 3.50m (11'6")
Dining Room	2.90m (9'6" x 2.80m (9'2")
Kitchen	3.10m (10'2" x 2.90m (9'6")
Bedroom 1	3.60m (11'10" x 2.30m (7'7")
Bedroom 2	3.90m (12'10" x 2.50m (8'2")
Bedroom 3	4.14m (13'7" x 2.90m (9'6")
Bathroom	2.50m (8'2" x 1.90m (6'3")
WC	1.40m (4'7" x 1.20m (3'11")

Gross internal floor area (m²): 87m² | EPC Rating: D

Buyer's Premium Value: £1,750



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