




McEwan Fraser Legal

Solicitors & Estate Agents

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14 Barleycorn Path

CARNBROE, COATBRIDGE, NORTH LANARKSHIRE, ML5 4QG



Coatbridge

NORTH LANARKSHIRE, ML5 4QG

Set in the central Lowlands, about ten miles east of Glasgow, Coatbridge is a former industrial town in North Lanarkshire. It is neighboured by Airdrie and is ideally situated with close railway and motorway links to Glasgow and Edinburgh. This family home is situated within the sought after Carnbroe area of Coatbridge.

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 facility a visit. 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.

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 way.

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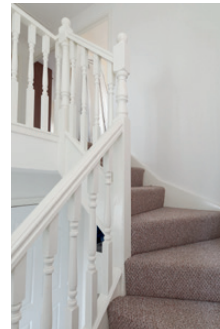
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We are delighted to bring to the market this wonderful three bedroom, detached villa in a desirable, quiet location that offers the very real possibility of living the life of your dreams. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and to enjoy with friends and family.

This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities. The house has been well designed to maximise privacy and the natural available light to create a modern ambience

The welcoming hallway sets the scene. Immediately, the impressive lounge offers various furniture configurations and leads to the stylish and chic dining kitchen. With an abundance of floor and wall mounted units, and integrated appliances, it creates a fashionable and efficient workspace. The utility room is located next to the kitchen. A useful WC completes the accommodation on this level. Upstairs there are three, bright and airy good size bedrooms. All with a range of furniture configurations and space for additional free standing furniture if required. The master bedroom is further complemented with a stunning ensuite. The family bathroom is both functional and relaxing and completes the impressive accommodation internally. The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.

Externally, there are private front and rear gardens, with a driveway to the front providing off road parking. The rear garden is a real suntrap and will be popular with all members of the family.



SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions
(Taken from the widest point)

Ground Floor

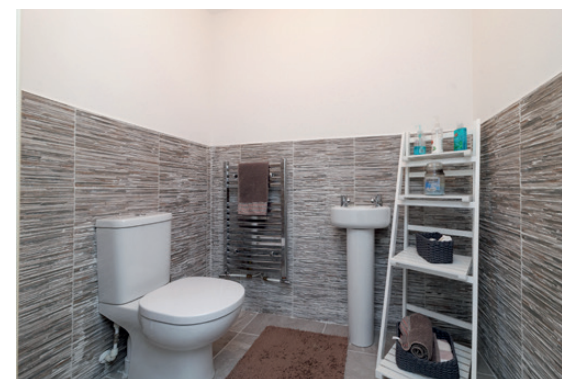
| | |
|---------------|-------------------------------|
| Lounge | 3.80m (12'6") x 3.70m (12'2") |
| Kitchen/Diner | 5.50m (18'1") x 3.00m (9'10") |
| Utility | 2.00m (6'7") x 1.80m (5'11") |
| WC | 1.80m (5'11") x 1.30m (4'3") |

First Floor

| | |
|-----------|---------------------------------|
| Bedroom 1 | 3.60m (11'10") x 3.30m (10'10") |
| En-suite | 1.80m (5'11") x 1.60m (5'3") |
| Bedroom 2 | 2.90m (9'6") x 2.80m (9'2") |
| Bedroom 3 | 2.90m (9'6") x 2.70m (8'10") |
| Bathroom | 2.10m (6'11") x 1.70m (5'7") |

Gross internal floor area (m²): 89m² | EPC Rating: C

Extras (Included in the sale):
Carpets and floor coverings, blinds, light fixtures and fittings.





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**Part
Exchange
Available**

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Text and description
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