







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.



# The Location

LOCATION IMAGES: DRUMPELLIER GOLF CLUB, DRUMPELLIER COUNTRY PARK, EASTER MOFFAT GOLF CLUB & TIME CAPSULE.



McEwan Fraser Legal are delighted to offer for sale this Stunning five bedroom, detached Townhouse presented to the market in walk-in condition. 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 the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail, the accommodation comprises of a welcoming hallway with a large storage cupboard, and a very handy cloaks WC. The hall also gives access to all downstairs accommodation which is finished with a stunning stone coloured tile throughout.

Just off the entrance hall lies the study which has a front facing aspect and is situated to minimize any sound coming from other downstairs rooms ideal for working from home.

The impressive formal lounge is bright and spacious which allows a range of furniture configurations with feature Bay window formation flooding the room with natural light and adjoins the dining area which has ample room to house a large dining table and chairs. This dining area also links both the kitchen and conservatory making this the ideal property for entertaining.

The kitchen itself has been well fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, grill and microwave stack system with gas hob and extractor hood, making this the ideal kitchen for an aspiring chef. This area could also house a small breakfasting

table and chairs. There is also a handy utility room situated off the kitchen which has further storage and for noisy appliances. The rear garden grounds can also be accessed from here. The lower level of the property is complete with a wonderful and spacious conservatory giving views over the rear garden grounds ideal for spending some quiet time reading, Although the rear garden grounds are very low maintenance and again lend well for entertaining family and friends in the summer months with BBQ.

The mid-level of this property hosts 4 double bedrooms all with mirrored wardrobes with bedroom 2 further benefiting from En-Suite shower room, Two bedrooms with a front aspect the other two with the rear garden aspect. This level also hosts the family bathroom which consists of 3 piece vanity suite and separate double shower and cubicle.

The top level of this property is really something to behold, hosting only the enormous master bedroom with dressing room and an en-suite bathroom consisting of 4 Piece vanity suite (His & Her sink) WC, Bath and Separate Double Shower Cubicle. The room is filled with ample light via two Velux windows. The high specifications of this family home also include both double glazing and gas central heating to radiators, for additional peace of mind and comfort

The rear garden is low maintenance and is fully enclosed. To the front and side of the property, there is a monobloc driveway providing off-road parking for several vehicles and a good sized single detached garage with power and light and a small section of garden laid to lawn.

The property was skilfully designed to enjoy excellent natural light in conjunction with a host of high-quality internal finishes which combine to provide a home of some considerable character and viewing alone will confirm the overall versatility and charm of this superb family home.











MASTER BEDROOM



EN-SUITE BATHROOM



MASTER BEDROOM



EN-SUITE



BEDROOM 3



BEDROOM 2



BEDROOM 2



BEDROOM 3



BEDROOM 4



BEDROOM 4





BEDROOM 5



BEDROOM 5



BATHROOM

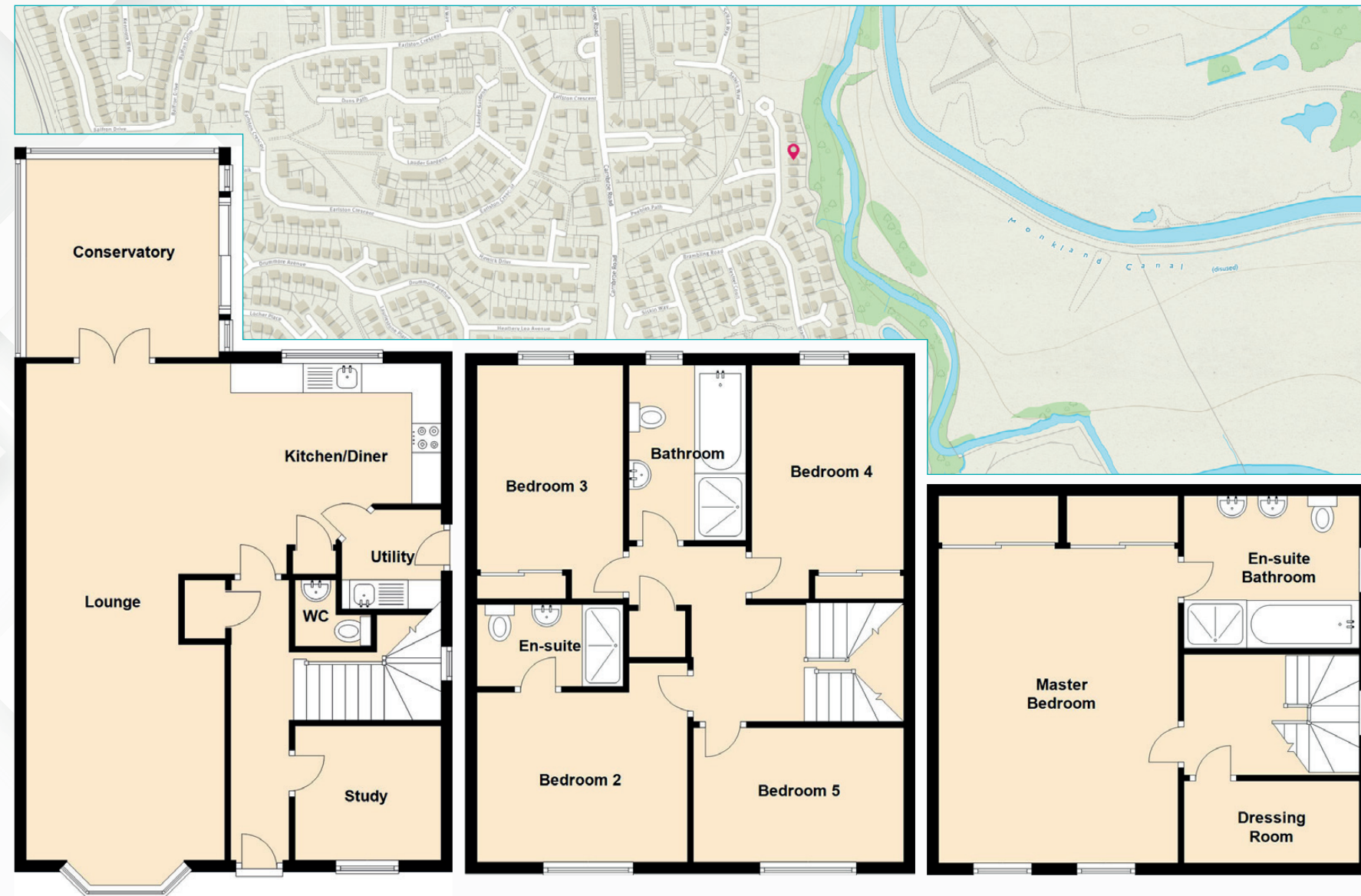
# The Details

Approximate Dimensions  
(Taken from the widest point)

Lounge	8.50m (27'11") x 3.40m (11'2")
Kitchen/Diner	3.60m (11'10") x 3.60m (11'10")
Conservatory	3.40m (11'2") x 3.30m (10'10")
Utility	1.70m (5'7") x 1.70m (5'7")
Study	2.50m (8'2") x 2.30m (7'7")
Master Bedroom	5.20m (17'1") x 4.10m (13'5")
En-suite Bathroom	3.00m (9'10") x 2.60m (8'6")
Dressing Room	3.00m (9'10") x 1.40m (4'7")
Bedroom 2	3.40m (11'2") x 3.00m (9'10")
En-suite	2.40m (7'10") x 1.40m (4'7")
Bedroom 3	4.00m (13'1") x 2.50m (8'2")
Bedroom 4	4.00m (13'1") x 2.60m (8'6")
Bedroom 5	3.40m (11'2") x 2.30m (7'7")
Bathroom	3.00m (9'10") x 2.00m (6'7")
WC	1.40m (4'7") x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 181m<sup>2</sup>

EPC Rating: D







# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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Text and description  
**ALAN DONALDSON**  
 Surveyor



Professional photography  
**GARY CORKELL**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer