




McEwan Fraser Legal

Solicitors & Estate Agents

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13 Coyle Drive

GARTCOSH, GLASGOW, G69 8FF

LOCATION

13 Coyle Avenue is a popular residential address located just a stone's throw from Johnston Loch and 'The Tea House on the Loch'. The subjects are conveniently located for local road and rail services to surrounding areas and Glasgow city centre. For commuters wishing to use private transport, there are road links enabling access to the M73, M8, M74 and main arterial route enabling them easy access to main centres of business and commerce. The local railway station is within a short stroll.

The surrounding suburbs of Baillieston and Coatbridge provide a wealth of shopping facilities including The Main Street Shopping Complex, the Quadrant and The Faraday Retail Park, boasting a number of high street retailers. Also, within a short drive away, is the Glasgow Fort Shopping Complex and The Forge Shopping Centre and Retail Park. Further extensive shopping in Glasgow city centre is approx ten to fifteen minutes by car. For recreational pursuits, The Showcase Cinema Complex and surrounding restaurants are located at Uddingston. The Time Capsule Swimming and Leisure Centre at nearby Coatbridge, Bowling and various Golf Clubs are located in the surrounding area.



13 COYLE DRIVE

We are delighted to introduce to the market this modern 3 bedroom detached villa which is the perfect property for a variety of people looking for their ideal home. Inside this home you will find exceptional design and an inspired layout over 2 levels which provides light filled and spacious accommodation. The property itself is deceptively spacious and provides a highly successful marriage of proportioned apartments. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

The property sits within fantastic landscaped gardens, which have been designed for ease of maintenance, providing a private and safe environment for children, whilst offering unrestricted views of the surrounding area. On entering the home through the entrance hallway, which has a handy cloakroom, it is apparent that the current owner has meticulously looked after this family home, which is fit for today's modern living. A bright and airy formal lounge is flooded with natural light from the patio doors to rear, which also give access into the rear garden. An added bonus is the recess space provided for a table and chairs. The kitchen has been professionally fitted to include modern floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a host of integrated appliances.

On the upper level you will find three well appointed bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture. The master bedroom is further complimented with sliding mirrored wardrobes and an impressive en-suite. The contemporary family bathroom completes the impressive accommodation internally.

Externally, you will notice the house has been designed for ease of maintenance. A driveway provides off road parking for two vehicles with a garage thereafter. Great care and attention has been paid to the landscaping in the private front and rear gardens. The rear garden is popular in summer months when entertaining guests and getting the barbecue started. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

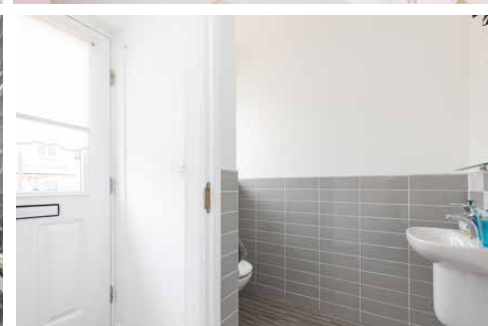
 **A TASTEFULLY DECORATED THREE BEDROOM DETACHED HOUSE.** 

LOUNGE/KITCHEN





BEDROOMS/BATHROOMS



FLOOR PLAN, DIMENSIONS, LOCATION

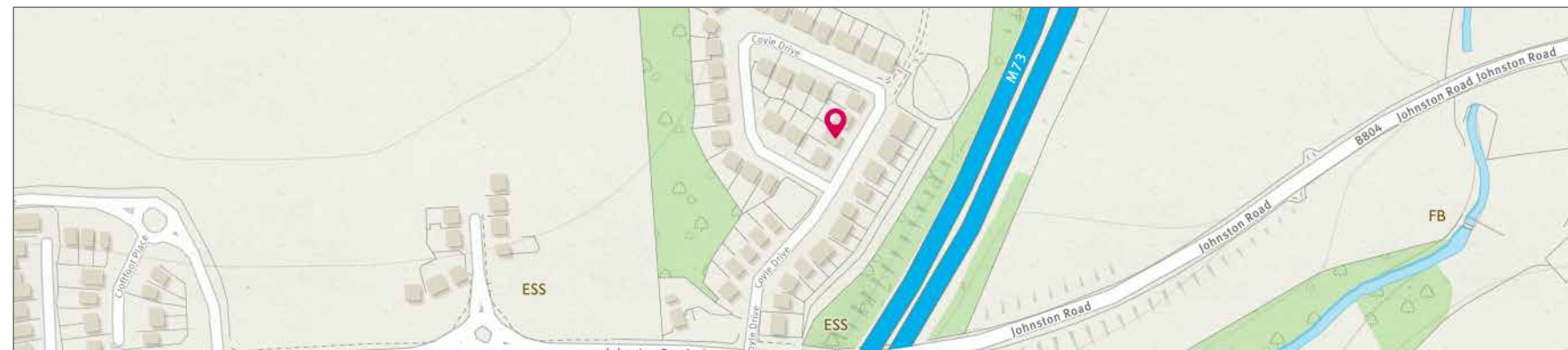


Approximate Dimensions (Taken from the widest point)

Lounge	7.26m (23'10") x 4.39m (14'5")
Kitchen	3.79m (12'5") x 3.32m (10'11")
Bedroom 1	3.62m (11'11") x 3.34m (10'11")
En-suite	2.26m (7'5") x 1.45m (4'9")
Bedroom 2	2.96m (9'9") x 2.00m (6'7")
Bedroom 3	3.07m (10'1") x 2.96m (9'9")
Bathroom	2.28m (7'6") x 1.98m (6'6")
WC	2.00m (6'7") x 1.93m (6'4")
Garage	5.87m (19'3") x 2.45m (8')

Gross internal floor area (m²): 94m²

EPC Rating: C





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Part
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Text and description
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