



CAIRNCROSS PLACE, COATBRIDGE OFFERS OVER £265,000

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The property has on the lower level, reception hallway, formal sitting room, WC, newly fitted and upgraded kitchen with dining space boasting integrated appliances and extras, comfortable lounge area with bi folding doors entering the rear garden.

The first floor has three bedrooms with en suite and fitted storage and bathroom with the smaller of the bedrooms being utilised as a dressing room.

The top level of the property occupies the master bedroom with fantastic storage and master en suite with the landing being used as a home office also.

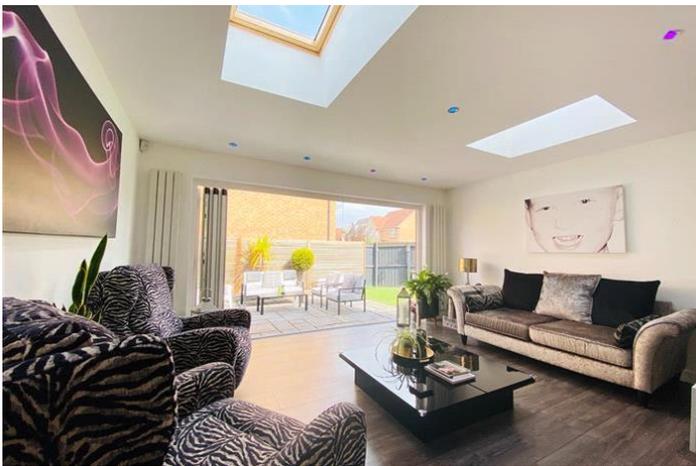
The rear of the property has been upgraded significantly and is in true 'show home' condition with artificial grass being laid, slabbed pathway, chipped pave ways and a decking area.

The garage as been converted into a separate out house.

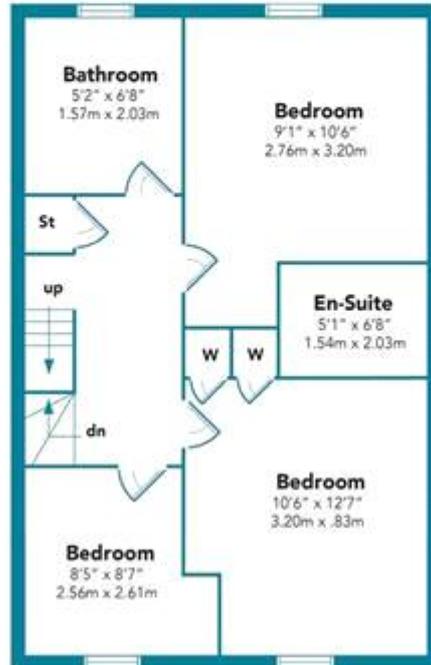
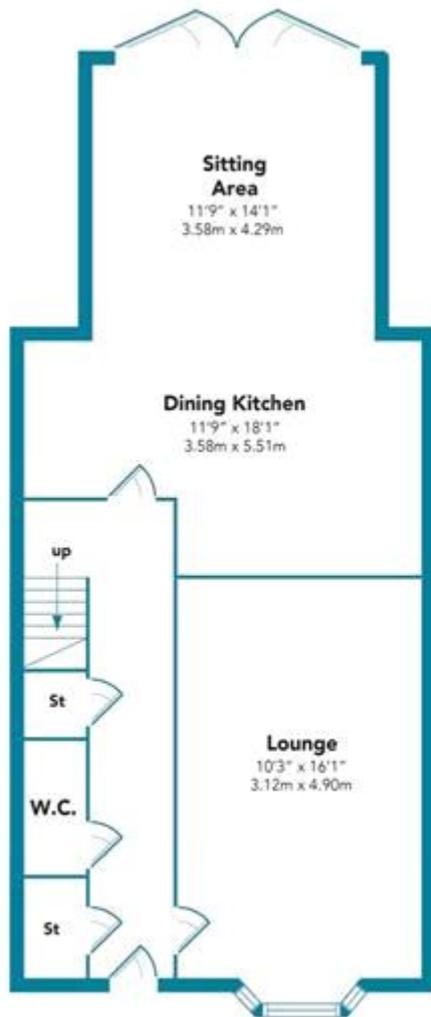
The front of the property has a three car drive and a well maintained lawn.

Viewing is highly advised for this property as it is sure to be popular.

Coatbridge is home to excellent schools, shopping facilities, sports amenities, swimming baths and parks. There is also a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities, including Glasgow and Edinburgh with Kirkwood Train Station being located just a short walk away from the property. The nearby M74 and M8 motorways provide excellent road links throughout the west of Scotland.



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Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.