



## CARRICK DRIVE, COATBRIDGE OFFERS OVER £175,000

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With this property requiring a degree of modernisation, viewing is highly advised to truly appreciate the opportunity that is on offer.

The property comprises on the lower level, reception hallway, well sized lounge, fitted kitchen with storage, utility space with WC with an entrance to both the front and the rear.

The upper of the property shows, three well sized bedrooms with storage and a fitted bathroom.

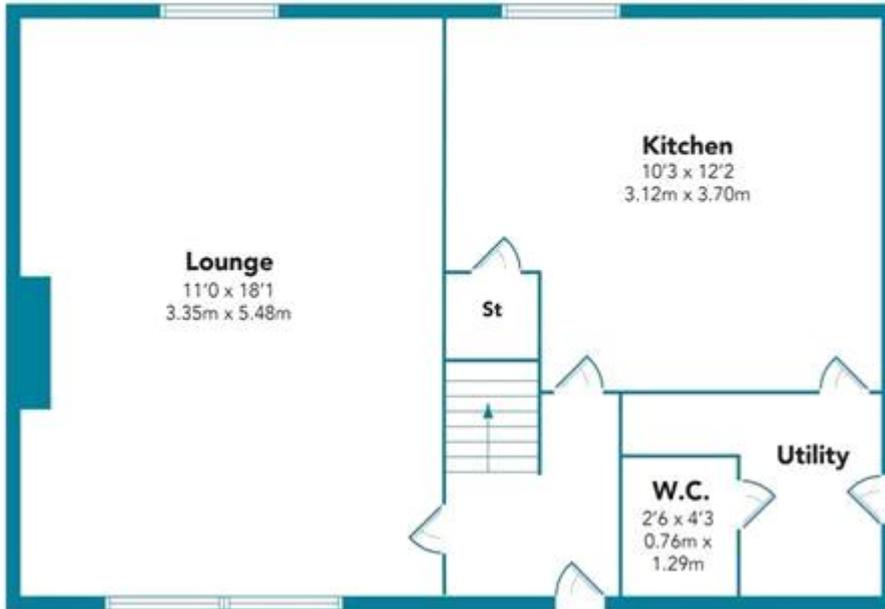
The property is surrounded by greenery and has been well maintained. The front of the property has a well maintained lawn with a slabbed footpath to the front of the entrance of the property. The side of the property is surrounded by hedges and includes a maintained lawn and bedding areas. With the rear of the property having a slabbed drying green with a secluded garage.

Drumpellier is a highly desirable area with it's golf, cricket and rugby clubs. The location is within a five minute walk to Blairhill train station which offers direct links to Glasgow (19mins) and Edinburgh. The property is also within walking distance of local schools including St Ambrose High, Langloan / St Augustine's primaries. Blairgrove precinct and West Canal Street offer local shopping whilst the Monkland's Canal and local parks connect you to Drumpellier Country Park via walking / cycling paths minutes from the property's door.

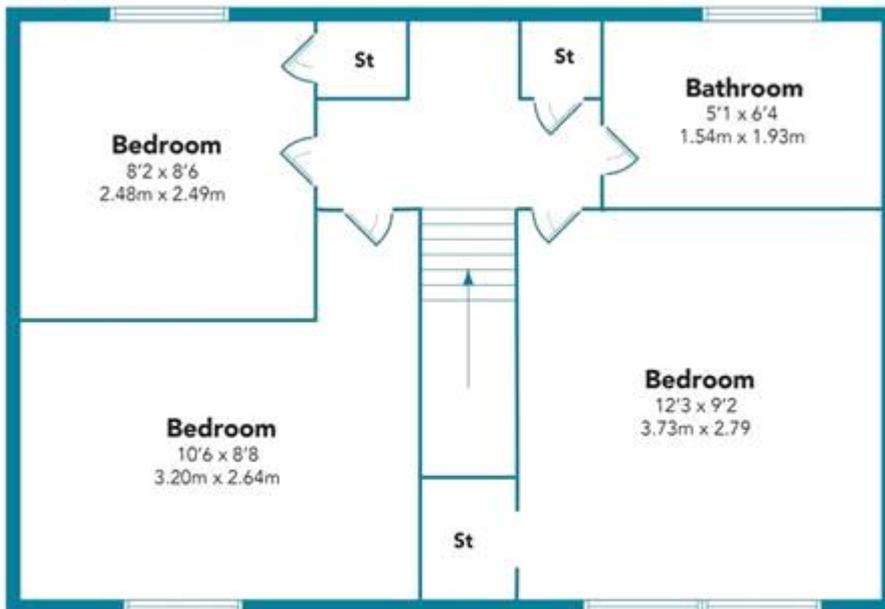


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GROUND FLOOR



FIRST FLOOR



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/fitings 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.