



THORNTREE DRIVE, COATBRIDGE OFFERS OVER £270,000 Freehold

Kirkland Estate Agents are proud to present to the market this 5 bedroom detached family villa, situated within the ever popular Strawberry Fields estate.

Viewing is highly advised to truly appreciate what is on offer.
EPC Rating C

Kirkland Estate Agents are proud to present to the market this 5 bedroom detached family villa, situated within the ever popular Strawberry Fields estate.

Viewing is highly advised to truly appreciate what is on offer.

The property comprises on the ground level, reception hallway, large lounge with quality flooring and French doors leading to private garden, 5th bedroom and front sitting room. The modern fitted kitchen boasts integrated appliances and also has a utility space. There is also a good sized downstairs WC.

On the upper level there are four double bedrooms all with fantastic storage space. The master bedroom features an en suite shower room. The upper level also boasts a modern four piece fitted bathroom.

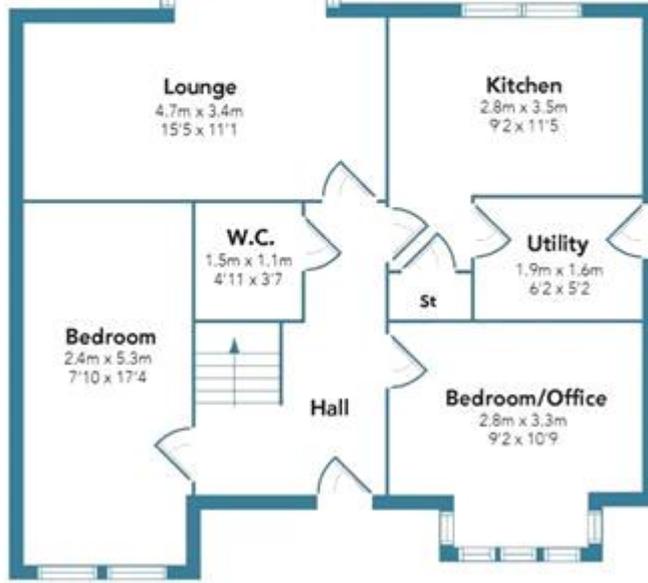
To the front of the property there is a 4 car driveway and a maintained lawn. The property is enclosed and private to the rear and benefits from a slabbed pathway, maintained lawn, shed and decking area.

Tenure: Freehold

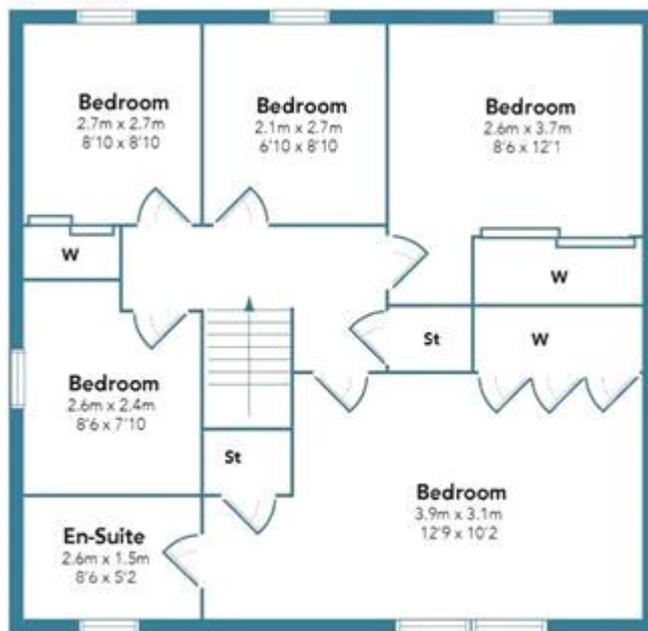


THORNTREE DRIVE, COATBRIDGE
OFFERS OVER £270,000 Freehold

GROUND FLOOR



FIRST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		78	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.