

BELLVUE WAY, COATBRIDGE OFFERS OVER £230,000 Freehold

****NEW OFFERS OVER PRICE**** Kirkland Estate Agents are proud to present to the market this four bedroom detached family home. Situated within the popular Carnbroe location of Coatbridge. EPC Rating: C.

- Modern detached villa
- Lounge
- Fireplace
- Convenient Access to Motorway
- Driveway
- Garden
- Utility room
- WC

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On arriving at this property you are immediately impressed with the generous sized driveway and the well cared for lawn. On entering the front door you have a welcoming entrance vestibule, front facing lounge, dining room, modern fitted kitchen, utility room & WC. The garage has also been converted which can be used as another bedroom or sitting room.

The upper level has three well sized bedrooms with the master having wardrobe space and an en suite.

The rear of the property has a patio area and lawn.

The property is located within easy access to the M8 motorway providing a gateway to the busy central belt link. There are many supermarkets, primary schools and high schools in the local Coatbridge area with excellent public transport links to the east and west of the central belt.

The superb Fort retail shopping centre near Glasgow can be easily accessed in less than 15 minutes by car.

Tenure: Freehold

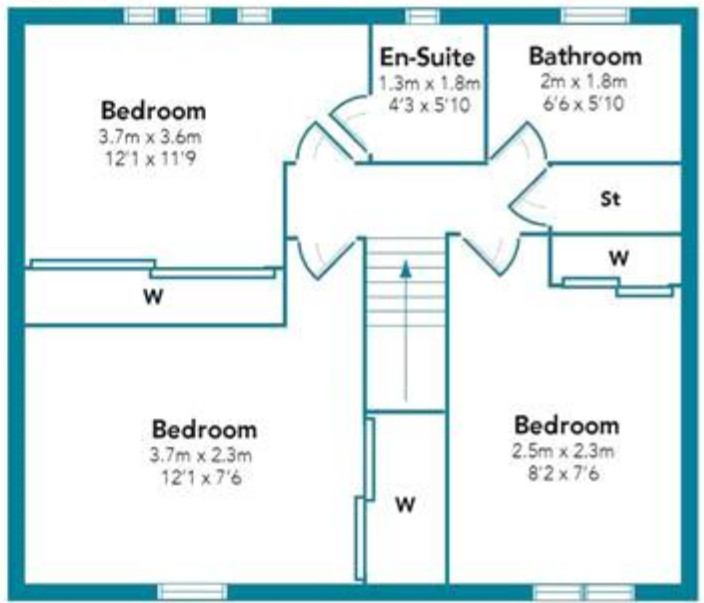


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GROUND FLOOR



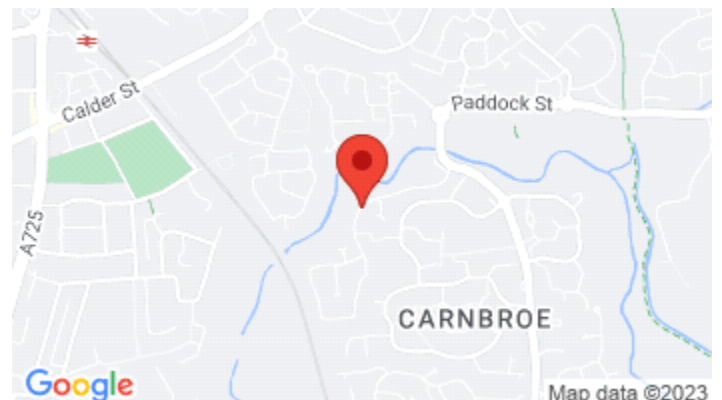
FIRST FLOOR



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		74	
(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/fitments 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.