



## HOME FARM COURT, COATBRIDGE OFFERS OVER £285,000 Freehold

Kirkland Estate Agents are proud to present to the market this beautifully finished and successfully modernised **THREE** bedroom traditional, mews villa which sits within the highly desirable Drumpellier Farm, Coatbridge. EPC Rating D.

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The home forms part of this bespoke "B" listed steading which was re-developed circa 2005. The Steadings was restored to offer quirky and unique dwellings and this particular property has been modernised and offers stylish kitchen and the bathrooms/en-suite have been overhauled and replaced with luxury sanitary ware. Additional features include a modern gas central heating system and double glazing.

Offering ample sized rooms, the accommodation comprises reception hall, spacious lounge with large feature windows which give generous light to this space, walking further into dining area, modern fitted kitchen, utility area, cloakroom wc, three comfortable bedrooms, a master en-suite, dressing room and a family bathroom.

The gardens are well kept with lawns, cobbled drive and parking bays, trees, shrubs and flower beds with the centre piece dovecote to the middle of the courtyard.

Drumpellier is a highly regarded residential district of Coatbridge located near to a cricket club, golf club and country park. Within the immediate area and the town of Coatbridge, there is a great choice of restaurants, bistros and pubs. The property is located within particularly popular school catchments and for those commuting by public transport there are regular bus and train services from Coatbridge or Blairhill to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

Council Tax Band: F

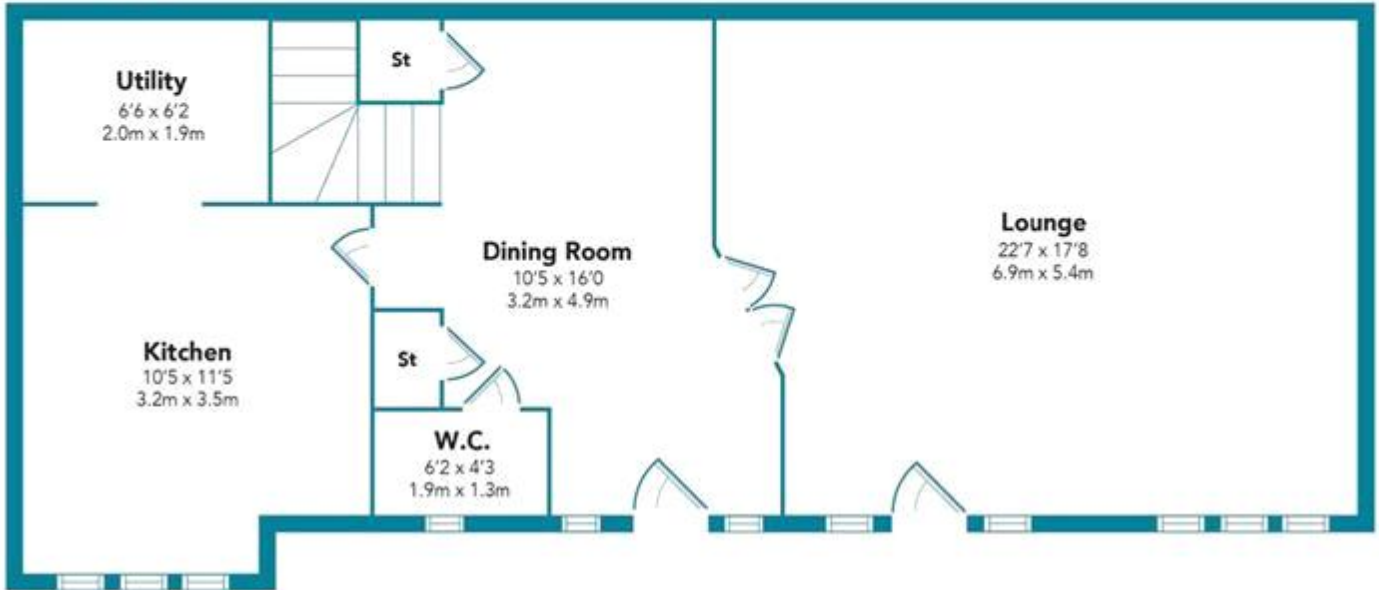
Tenure: Freehold



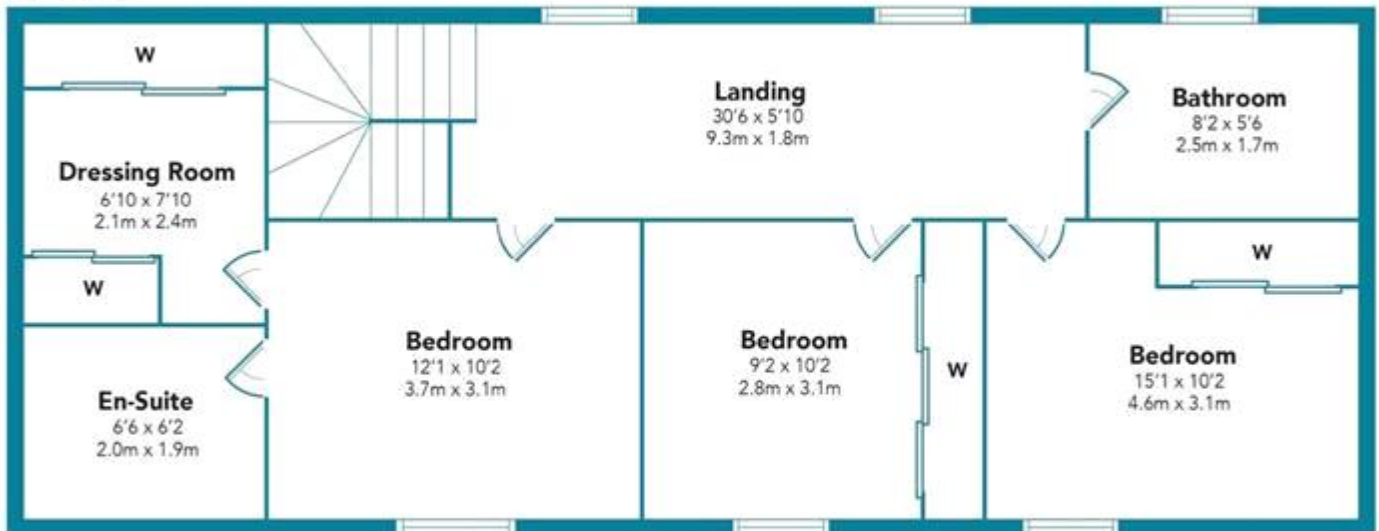


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**GROUND FLOOR**



**FIRST FLOOR**

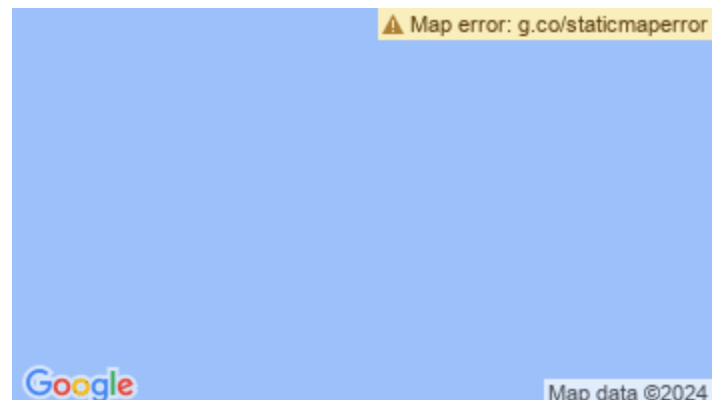


Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

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

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.

EU Directive 2002/91/EC



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.