

**24 SUSSEX GROVE, GLENBOIG, COATBRIDGE, LANARKSHIRE ML5 2TR**

**OFFERS OVER £215,000**



**PROPERTY REFERENCE CODE: RS0869**

## **24 SUSSEX GROVE, GLENBOIG, COATBRIDGE, LANARKSHIRE ML5** **2TR**

Occupying a superb setting within a growing residential development lies this beautifully presented three-bedroom semi detached family villa. This modern home is located within the Glenboig area close to Coatbridge and would be an excellent opportunity for the professional couple or families.

- 3 BEDROOMS
- LARGE KITCHEN/DINER
- FAMILY BATHROOM & EN SUITE
- WC
- 3 BATHROOMS
- MODERN SEMI-DETACHED VILLA
- MONOBLOCK DRIVEWAY
- WALK-IN CONDITION

### **This property consists of:**

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On arrival at the property, you are welcomed by a large driveway, fit for three cars.

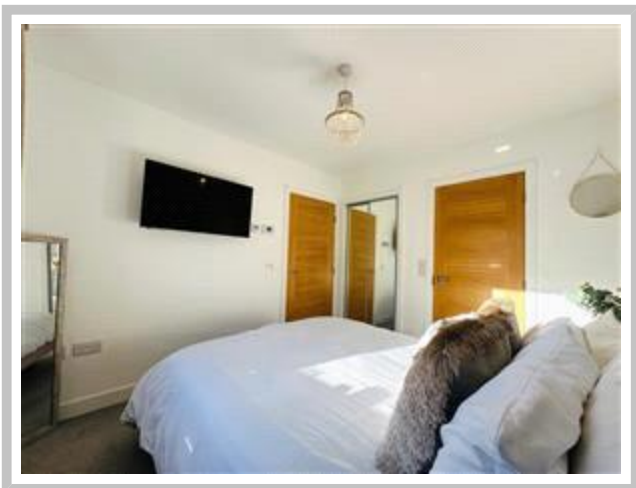
The rear garden grounds have been landscaped and include a superb neat lawn, and surrounding timber fencing.

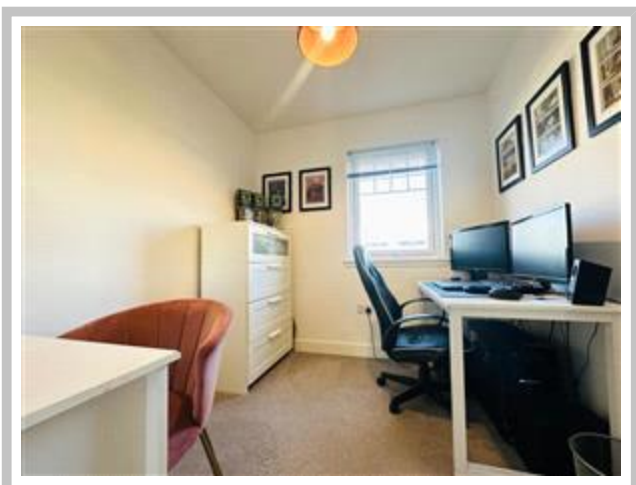
Built by Muir Homes the property offers bright and modern accommodation. The layout is flexible and comprises a spacious front-facing lounge, a fully fitted dining sized kitchen with integrated appliances, downstairs W/C. On the upper level, there is three bedrooms with a master en suite and family bathroom.

The home is heated via gas central heating and double glazed windows are installed throughout.

Within the town of Coatbridge, there is a great choice of restaurants, bistros, and pubs and for those commuting by public transport, there are regular bus and train services from Sunnyside Station 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.









**TENURE:** We have been advised by the Vendors the property is .  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.