



## MERRYSTOWN DRIVE, COATBRIDGE OFFERS OVER £259,995

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This impressive family home is furnished to the highest of standards and presented in show home condition throughout. Featuring a range of extras and upgrades from the original builder's specification.

The accommodation in brief extends to entrance hallway, lounge, kitchen/dining, utility room and cloakroom/W.C. The upper level's have four bedrooms with two of the bedrooms having an ensuite and family bathroom.

The rear gardens are particularly private and fully enclosed by timber fencing and offers lawn and patio area ideal for families or entertaining in the summer months.

Externally to the front offers large driveway for ample parking leading to the detached garage.

The floor plan shall provide you with a detailed layout of this well laid out home, however we recommend viewing to appreciate the space, versatility and convenient setting that's on offer.

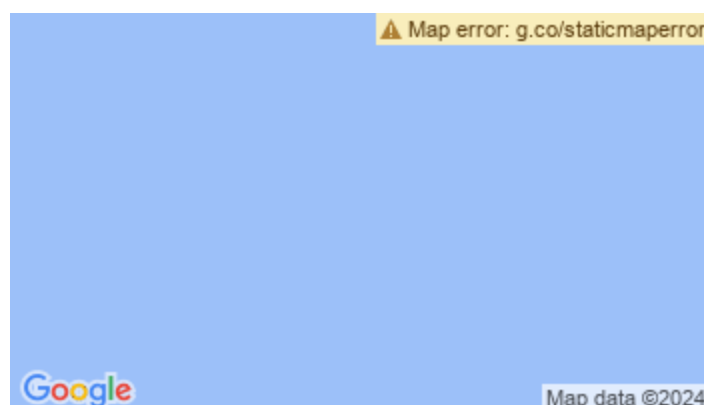
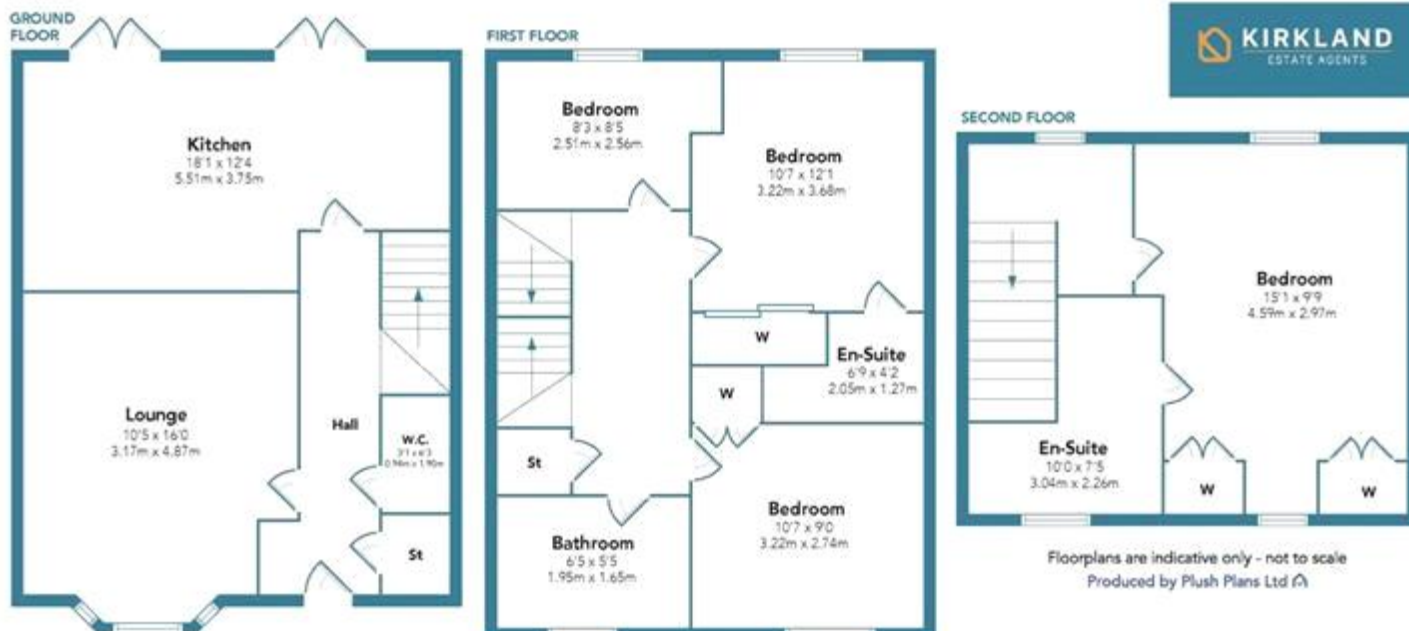
Suited in the sought after Parklands Estate in Coatbridge and positioned in a quiet cul-de-sac.

Coatbridge has a good selection of shops and schools and is also home to the popular Time Capsule, Drumpellier Country Park and Summerlee Heritage Park. The town also offers quick and easy access to all the major motorway networks for commuting throughout the central belt. For those commuting by public transport there are regular bus and train services from Sunnyside and Coatbridge Central train stations to the surrounding towns and cities.





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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.