



## MAPLE GROVE, GLASGOW OFFERS OVER £215,000

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The property which was built by Stewart Milne Homes and is neutrally decorated throughout and finished with quality floor tiles and carpeted flooring whilst also featuring gas central heating and upvc double glazing. The bathroom and cloakroom both have modern sanitary ware whilst the dining kitchen incorporates a stainless steel gas hob, an oven, extractor hood, fridge/freezer and a dishwasher and benefits from French Doors giving access to the rear garden.

The rooms are bright and airy comprising of reception hall, WC, large lounge, dining Kitchen with separate utility cupboard, three bedrooms and a family bathroom.

To the front of the house is a monoblock driveway, large enough for three cars and a lawn whilst the enclosed rear garden has so much potential for summertime family gatherings.

Maple Grove is located within the highly regarded Drumpellier Lawns development of the town and is conveniently placed for schooling, shopping and only a short distance from Drumpellier Country Park and it's amenities. 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.

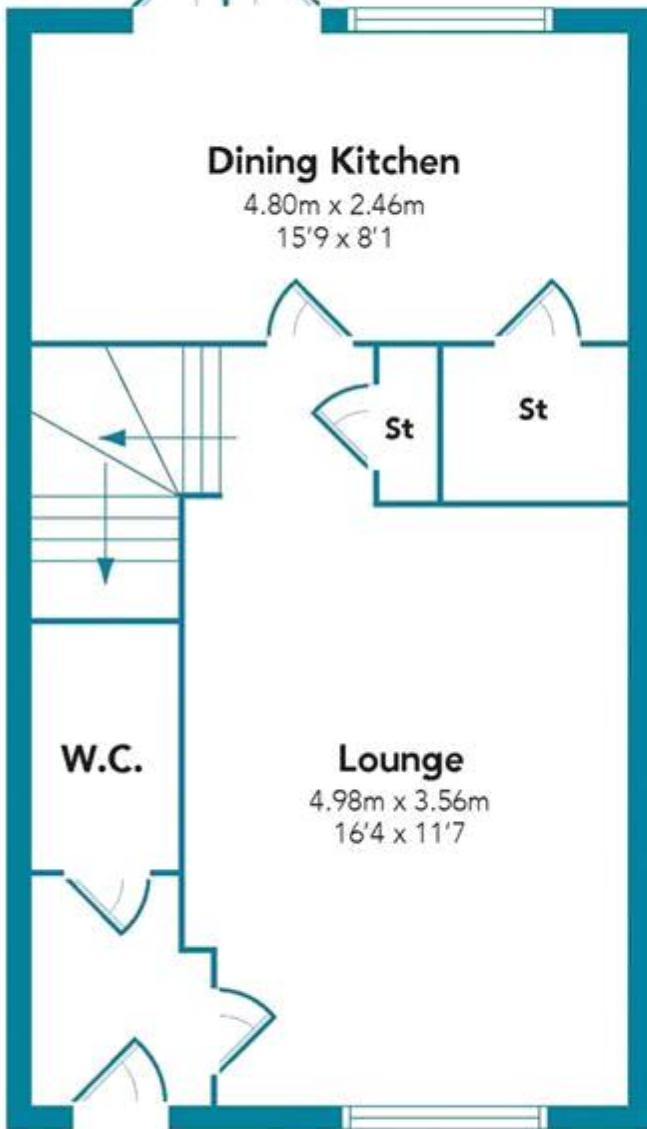


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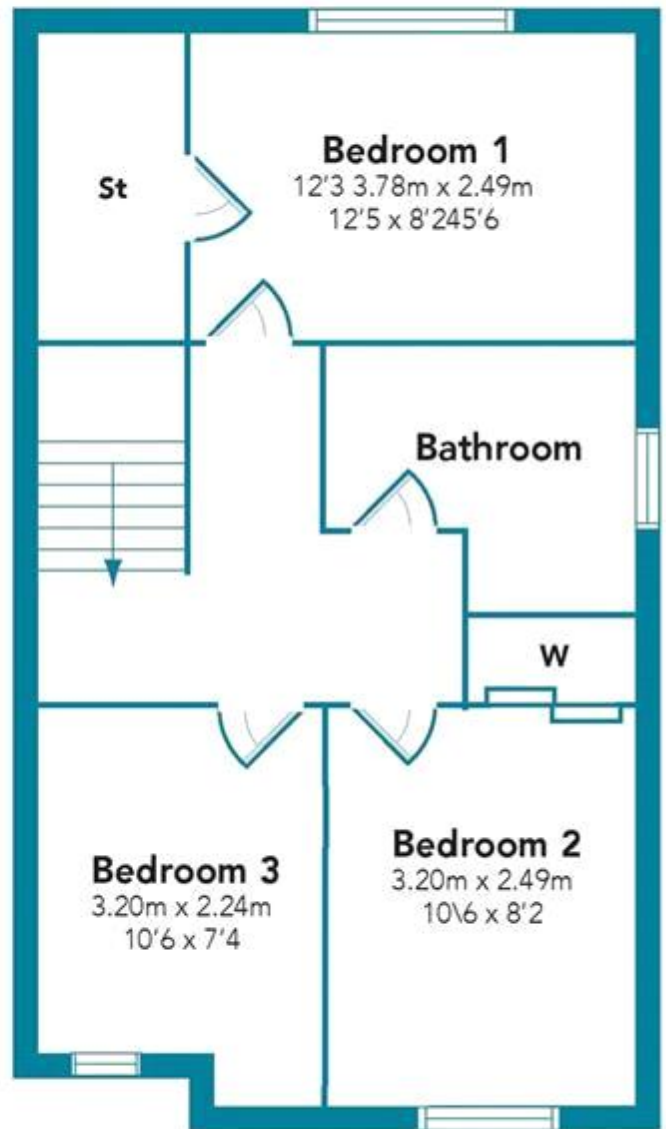


**KIRKLAND**  
ESTATE AGENTS

**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd

▲ Map error: g.co/staticmaperror

Google

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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/fitings 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.