



LUGGIEBURN WALK, COATBRIDGE, NORTH LANARKSHIRE, ML EE, COATBRIDGE

OFFERS OVER £280,000 Freehold

Kirkland Estate Agents are delighted to present this beautiful modern detached villa. Ideally located in the popular Heritage Gate Development, Coatbridge. EPC Rating : C.

Kirkland Estate Agents are delighted to present this beautiful modern detached villa. Ideally located in the popular Heritage Gate Development, Coatbridge. EPC Rating : C.

The property was built in 2010 by Barrett Homes and is situated within this highly sought after estate and is sure to appeal with a whole host of buyers.

The accommodation comprises a welcoming reception hall, the lounge has a modern media wall with feature fire, which opens through to the dining room with French doors leading to the rear garden. The modern fitted kitchen has an abundance of natural light with features a breakfasting island and neutral kitchen units. The WC is located on the level. Finishing the ground floor is the converted garage which can be used as either another lounge or 5th bedroom. Upstairs are four bedrooms, with four being of double size. The Master bedroom benefit's from having modern en-suite and finally the modern family bathroom.

To the front of the house is a monoblock driveway with ample parking, small lawn, whilst the enclosed and easily maintained rear garden has a patio area, pathways and artificial lawn.

Coatbridge Town Centre provides an array of bars, shops, restaurants and many leisure facilities. The property is located close to highly rated primary and secondary schools. For those commuting by public transport there are regular bus and train services from Kirkwood to the surrounding towns and cities. For those commuting by car, the M8 and M74 motorways provide easy travel throughout the central belt.

Tenure: Freehold



LUGGIEBURN WALK, COATBRIDGE, NORTH LANARKSHIRE, ML EE,

COATBRIDGE

OFFERS OVER £280,000 Freehold

