



## PLOT 9 BLAIRHILL GARDENS, BLAIR ROAD, COATBRIDGE

**FIXED PRICE £379,000** Freehold

**\*\*CASH BUYERS\*\***

The Islay is a spacious home allowing the whole family to enjoy their own space with free flowing living areas and 4 large bedrooms, 2 with en-suites, and family bathroom with separate shower. The open plan style areas makes for a luxurious property flooded with natural light.

- 4 bed Detached Villa
- Designer Kitchen with Integrated Appliances
- Two En-Suites with Porcelanosa Tiling
- Gas Central heating
- All Interlinked Smoke & Fire Alarms

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Blairhill Gardens is centrally near to Drumpellier, Coatbridge.

Alexander Gardens, Blair Road, Coatbridge, ML5 2EN

You can enjoy the best of town living in close proximity to major motorway links, whilst enjoying lots of open green spaces as soon as you step outside your home.

Your new home is within walking or cycling distance to the beautiful Drumpellier Country Park which covers an area of 500 acres with two natural lochs, moorland, woodlands and grasslands. The park is fantastic for facilities including a visitor centre, café, wildlife displays and adventure playground. You can access the park via a short walk or cycle from your new home along the Monklands Canal Pathway.

Local primary and secondary schools are also within walking distance to Blairhill Gardens, making this the perfect place to call home for your family. You can also make the most of the nearby train station, only a few minute's walk away, to access Glasgow City Centre, Edinburgh and beyond. Or if you prefer to travel by car, the M8 and M74 motorway links are all within a few miles.

The town centre of Coatbridge has a great range of amenities for everyone, including, shops, restaurants, bars, library and leisure centres. A close-by retail park will serve all your shopping needs too.

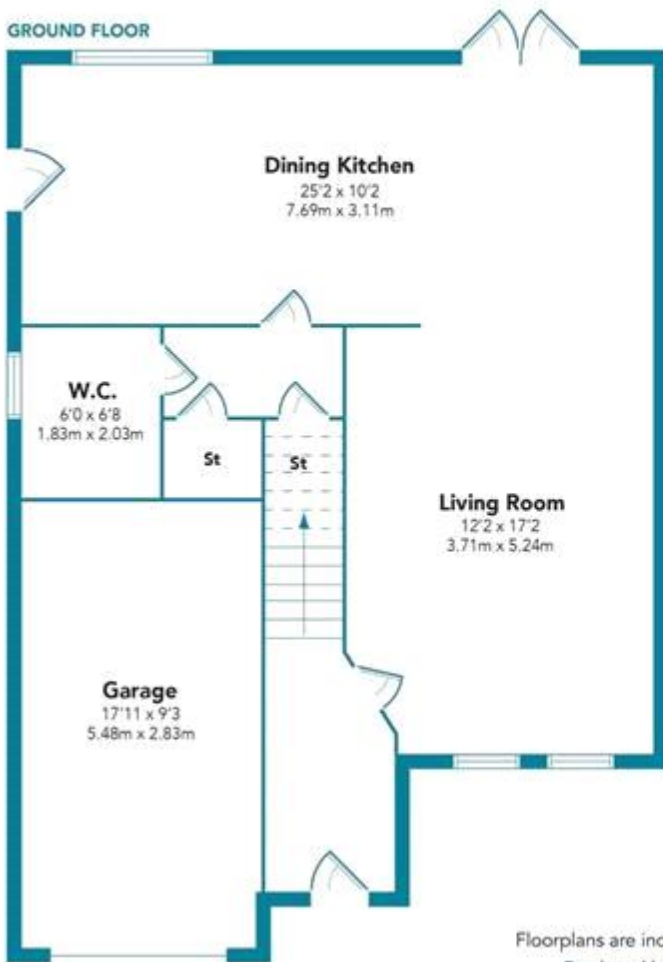
With your everyday essentials and leisure activities taken care of, make Blairhill Gardens the place you want to be at home and create the life you love.

Tenure: Freehold

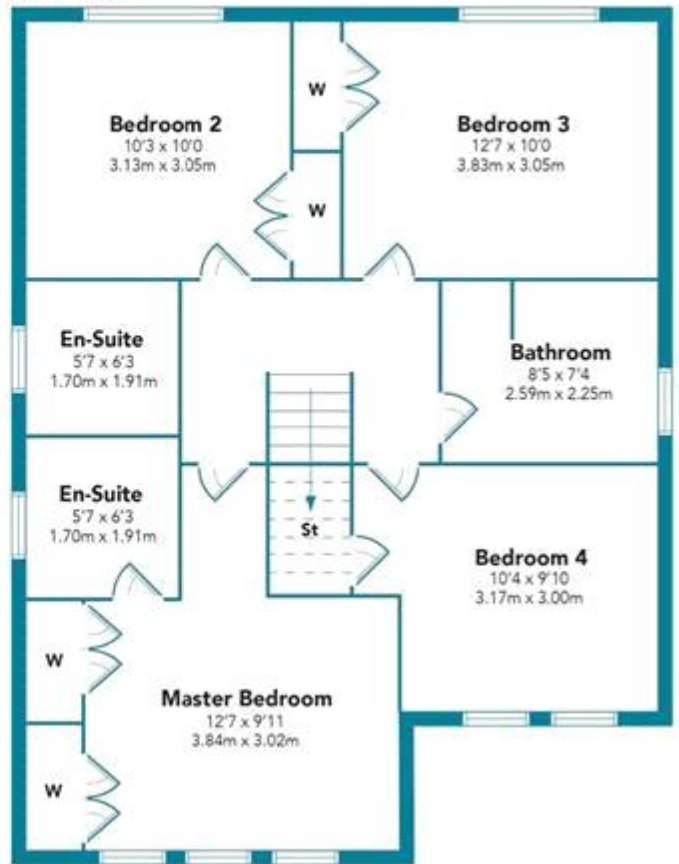


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**GROUND FLOOR**



**FIRST FLOOR**



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



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.