



## BARLEYCORN PATH, COATBRIDGE OFFERS OVER £205,000 Freehold

Kirkland Estate Agents are delighted to present to the market a generously sized and rarely available three bedroom home which offers a well proportioned layout and is in true move in condition.

Kirkland Estate Agents are delighted to present to the market a generously sized and rarely available three bedroom home which offers a well proportioned layout and is in true move in condition. This property would be ideal for couples, first time buyers, young families, professionals and downsizers alike.

The accommodation on offer is set over two levels with the lower level comprising, welcoming entrance, bright and spacious front facing lounge and a great sized modern fitted kitchen with ample wall and base units, integrated appliances and dining space. French doors lead to the beautifully landscaped and enclosed rear garden with decking area.

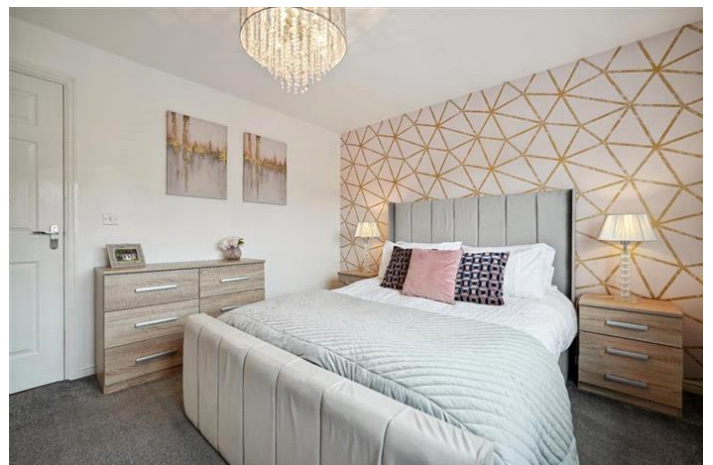
A utility room and WC completes the ground floor.

On the upper level you will find 3 well-proportioned bedrooms with the master enjoying en-suite facilities and a lovely family bathroom.

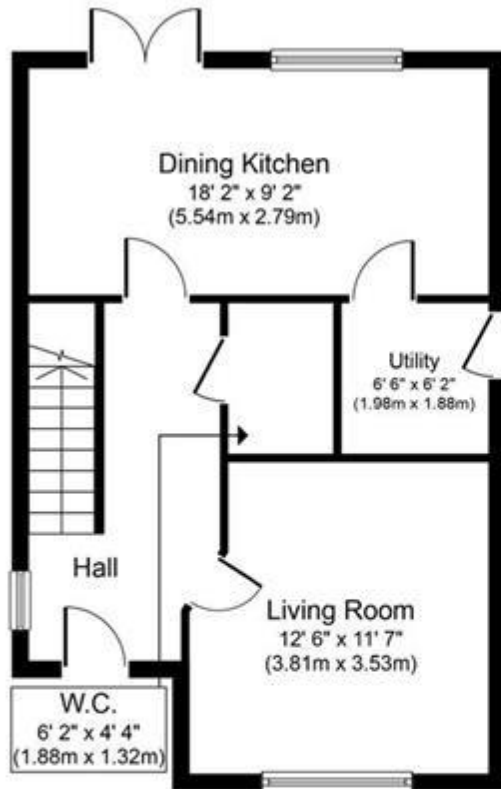
Features of the property include GCH, double glazing and a loft adding to the already ample storage available. Externally the property enjoys low maintenance gardens to the front and rear and an chipped driveway offering off street parking for multiple vehicles.

Coatbridge is a busy North Lanarkshire Town it has Rail Links to Glasgow a Shopping Centre with many High Street retail Units, Banks, Restaurants, Pubs and Clubs. There are Schools nearby and Sports facilities at the Time Capsule.

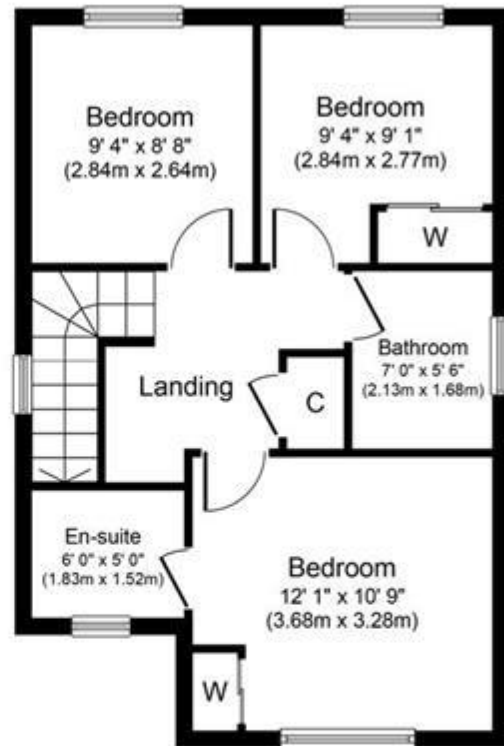
Tenure: Freehold



**BARLEYCORN PATH, COATBRIDGE**  
**OFFERS OVER £205,000** Freehold

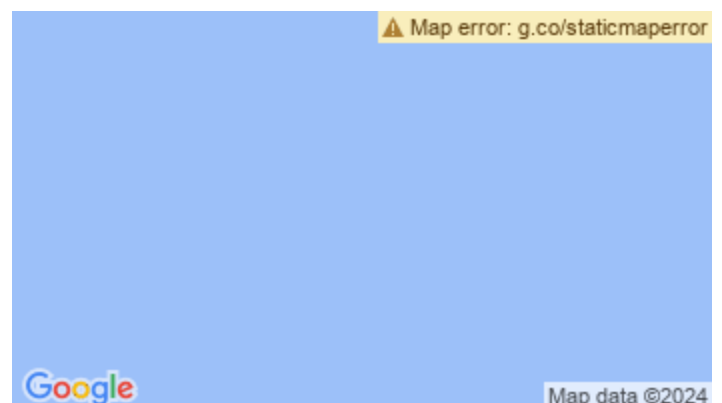


**Ground Floor**  
**Approximate Floor Area**  
 474 sq. ft.  
 (44.0 sq. m.)



**First Floor**  
**Approximate Floor Area**  
 474 sq. ft.  
 (44.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Copyright V360 Ltd 2024 | www.houseviz.com



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.