



HILLFOOT DRIVE, COATBRIDGE OFFERS OVER £260,000 Freehold

Kirkland Estate Agents are proud to present to the market this seldom available four bedroom semi detached family home. Situated within this highly desirable locale, Drumpellier, Coatbridge. EPC Rating : D

- DRUMPELLIER LOCATION
- Semi-Detached family home
- 4 Bedrooms
- Driveway
- Ensuite Shower
- Fitted Kitchen
- Garden

Kirkland Estate Agents are proud to present to the market this seldom available four bedroom semi detached family home. Situated within this highly desirable locale, Drumpellier, Coatbridge. EPC Rating : D

Upon entry you will see how this extremely versatile property would suit a growing family or downsizer with flexibility to utilise rooms as either bedrooms or living rooms.

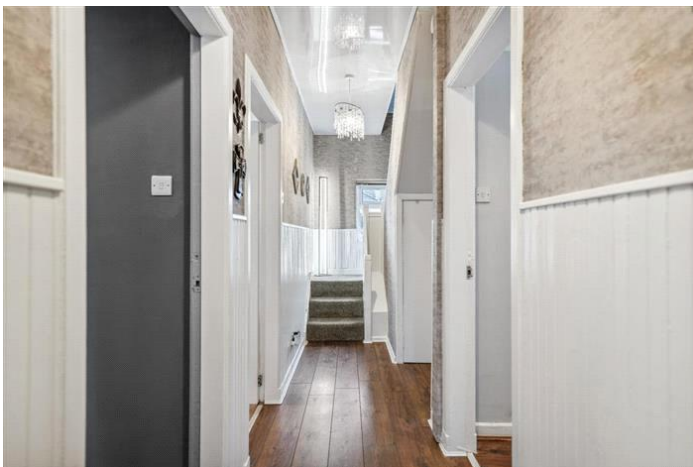
The lower level of the property boasts plenty of living space. Included is - reception hallway, two front facing rooms which can be either living room space or bedroom. Rear bedroom with ensuite, fully fitted kitchen & porch.

The upstairs of the property has two further bedrooms and shower room.

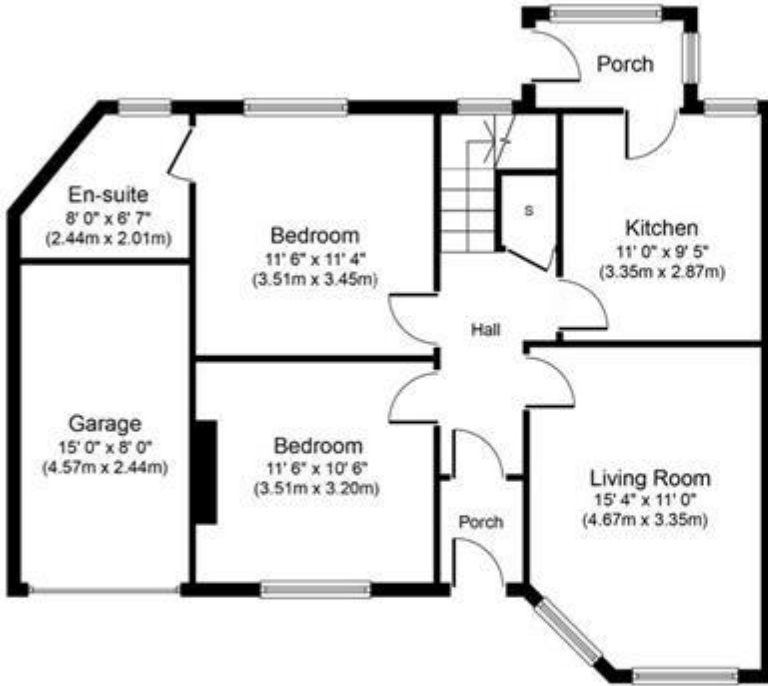
The outside of the property is truly impressive with the rear established garden having lawn, stone chips and sitting area which would allow for entertaining outside on a summer evening. The front of the property has a driveway, well looked after lawn & single garage.

Drumpellier is a highly desirable area with it's golf, cricket and rugby clubs. The location is within short walk to Blairhill train station which offers direct links to Glasgow (19mins) and Edinburgh. The property is also within walking distance of local schools including St Ambrose High, Langloan / St Augustine's primaries. Blairgrove precinct and West Canal Street offer local shopping whilst the Monkland's Canal and local parks connect you to Drumpellier Country Park via walking / cycling paths minutes from the property's door.

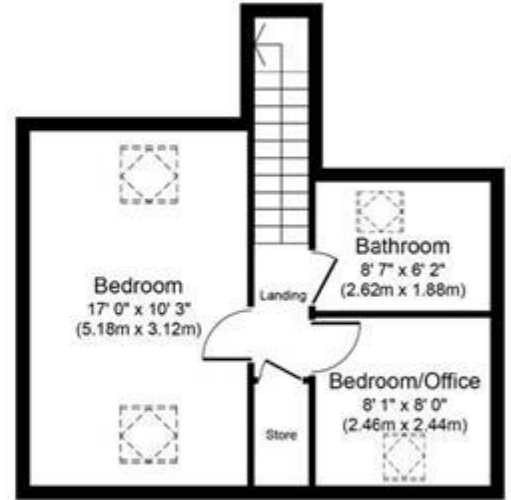
Tenure: Freehold



HILLFOOT DRIVE, COATBRIDGE
OFFERS OVER £260,000 Freehold



Ground Floor
 Approximate Floor Area
 844 sq. ft.
 (78.4 sq. m.)

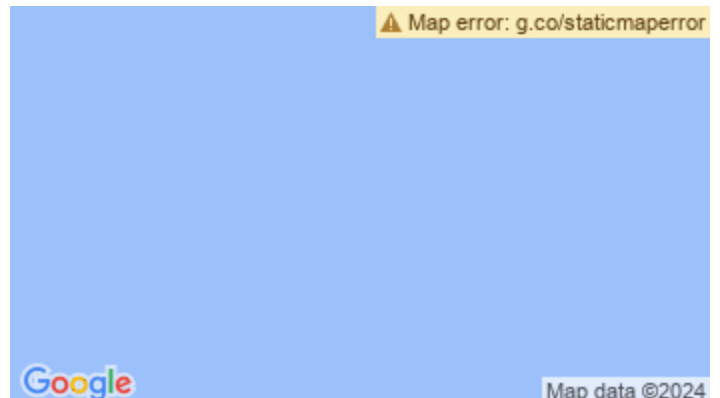


First Floor
 Approximate Floor Area
 364 sq. ft.
 (33.8 sq. m.)

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.