



## GARTCRAIG STREET, COATBRIDGE OFFERS OVER £290,000 Freehold

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This newbuild detached villa, is presented to the market in excellent order. The current owners, added many upgrades to the property at the time of building, and is truly walk-in condition. The flexible accommodation on offer, comprises: entrance hallway, bright spacious lounge from the converted garage, dining room. Upgraded fitted dining kitchen with feature lighting to kitchen units, dining area with French doors to garden, and access to utility room and downstairs WC.

The upper landing provides access to 4 good size double bedrooms, master bedroom with en-suite shower room, and modern family bathroom. Double driveway to front. Garden to front open plan and laid to lawn. Rear garden is enclosed by timber fencing and provides to slabbed patio areas for barbeques and sunbathing, with ample central grass area, for the children to play. The property further benefits from recently fitted carpets throughout, Quality blinds & Hot tub. Gas Central heating, double glazing and solar panels. A great opportunity for young professionals and families. Early viewing strongly recommended to appreciate the additional benefits the current owners have added, and to appreciate the quality of this fine home on offer. Please note that the property is still covered under the builders 2 year warranty and the standard NHBC 10 year warranty.

The Fairways is ideally placed between Bargeddie and Coatbridge and has excellent commuter links to the wider region. You will also be able to enjoy picturesque countryside walks with the popular Drumpellier Country Park just 5 minutes away. Local schools and nurseries are close-by; ensuring your children are close to home. Glasgow's city centre is just a short 20 minute drive away, with the M8 making commuting a breeze.

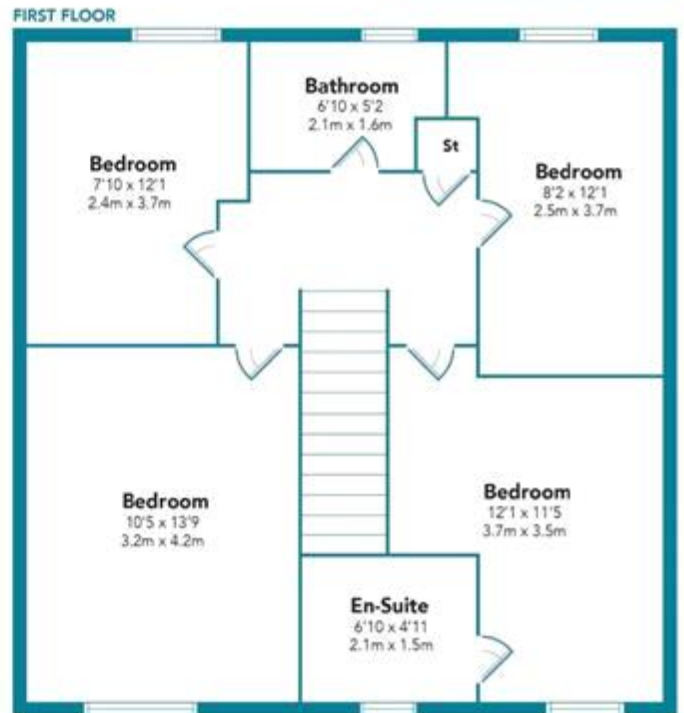
Tenure: Freehold



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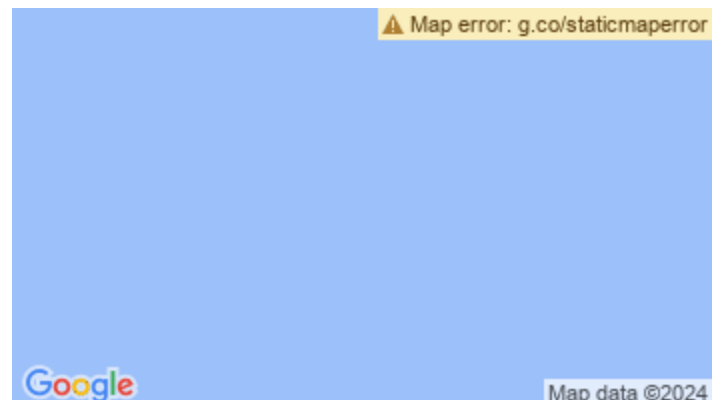


Floorplans are indicative only - not to scale  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>			
		81	90

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/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.