



LEFROY STREET, BLAIRHILL, COATBRIDGE

OFFERS OVER £395,000 Freehold

Kirkland Estate Agents are thrilled to market this grand four bedroom lower sandstone villa, situated in the desirable Blairhill district of Coatbridge. This pristine property on Lefroy Street truly showcases all the charm and character that comes with it perfectly.

UNDER OFFER

- Traditional Lower Conversion
- Popular Location
- Woodburner Fireplace
- Garden
- Rangemaster Cooker
- Quooker Tap
- Modern Fitted Kitchen with

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The property is formed all on the one level with reception hallway leading to all rooms. The lounge can be found to the back of the property, complete with stunning additions including premium flooring, woodburner fireplace and original-feature ceiling beams; the ultimate entertainment spot.

Following on from the lounge, the luxurious kitchen is a paradise for culinary activity and hosting family & friends, recently remodelled and adorned with top of the range appliances from Rangemaster Cooker to Quooker Tap and a Warming Drawer to name but a few. The kitchen island allows for relaxed dining whilst also offering ample space for sit-down family meals with separate dining table & chairs. Separate pantry as well as utility room can both be found just off from kitchen area.

The property also consists of four beautiful bedrooms and separate family shower room. Two of the bedrooms benefit from the addition of en suites.

Boasting its own private stoned-driveway, large garden & seating areas, you are completely spoiled for choice! A garden enthusiasts dream outdoor living space.

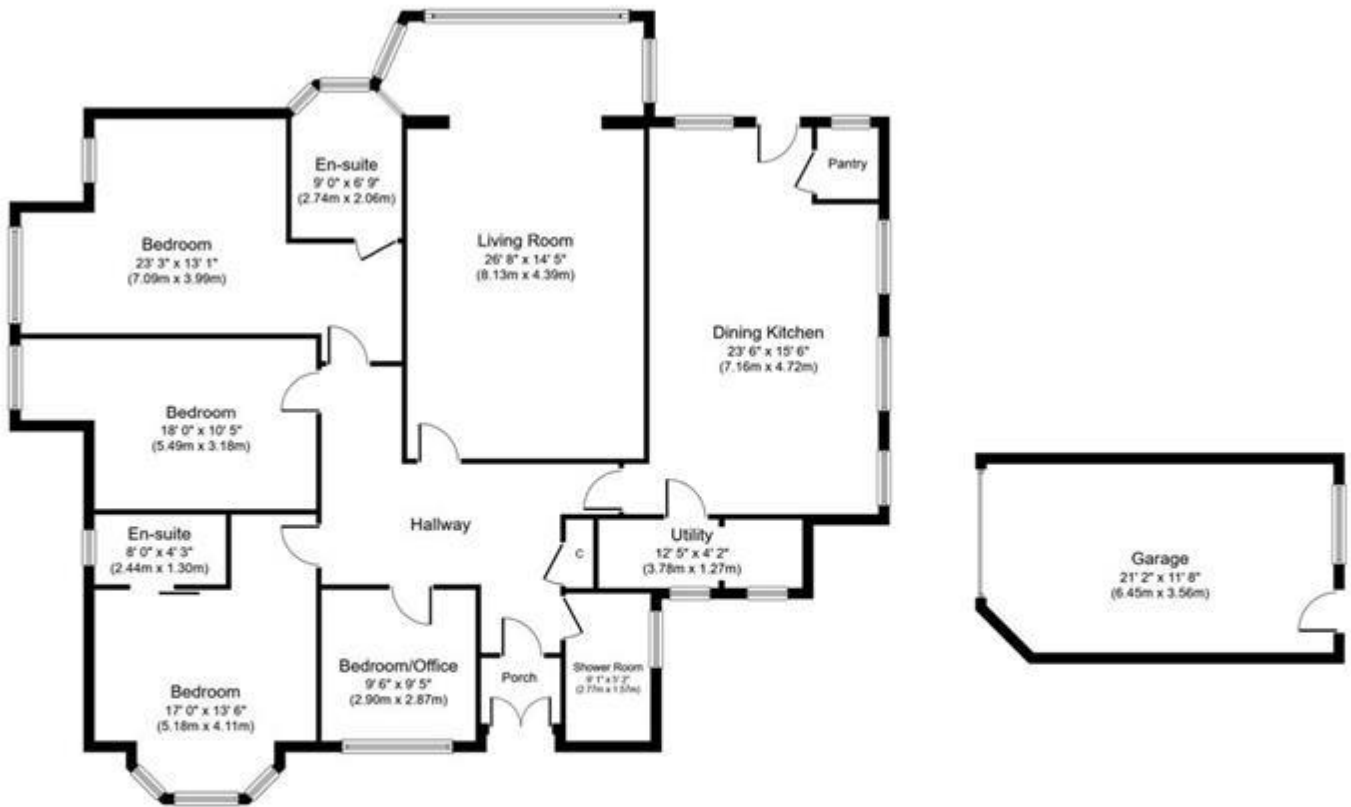
A complete credit to the current homeowner, having demonstrated the art of retaining the aura of a traditional and cosy home all while being complimented with modern features discovered through each door. If our word isn't enough, book your viewing early to discover for yourself!

Lefroy Street is located within the highly regarded Blairhill district of the town and is conveniently placed for schooling, shopping and only a short distance from Drumpellier Country Park and it's amenities. Within the immediate area and the town of Coatbridge, there is a great choice of restaurants, bistros and pubs and for those commuting by public transport there are regular bus and train services from Coatbridge or Blairhill to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

Tenure: Freehold



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Approximate Floor Area
1,831 sq. ft.
(170.1 sq. m.)

Garage
Approximate Floor Area
239 sq. ft.
(22.2 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.

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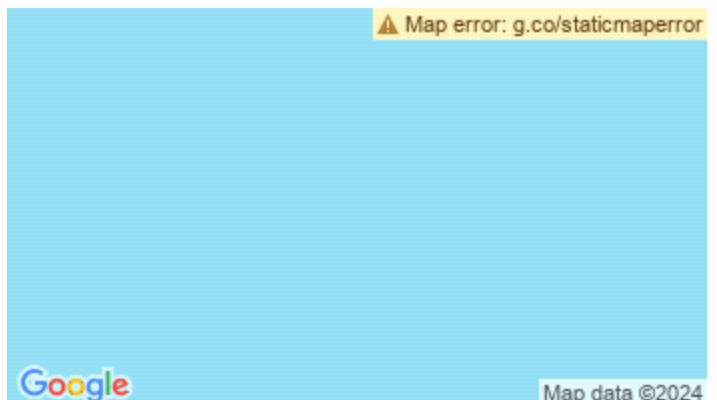
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland			
		69	80

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.

EU Directive 2002/91/EC



Map error: g.co/staticmaperror



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