



BALLOCHMYLE WYND, COATBRIDGE OFFERS OVER £205,000 Freehold

Kirkland Estate Agents are proud to present to the market this immaculate 3-bedroom semi-detached property within the new Persimmon Development in Carnbroe, Coatbridge. The property was built around 2015 and would be the ideal home for growing families looking for extra space. EPC Rating: C.

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Accommodation is set across two levels. On the ground floor you'll find good sized lounge, WC, very large kitchen, and dining area with access to garden. The upper level boasts 3 bedrooms with master en-suite. Gas central heating, double glazing, front and rear gardens, garage and driveway compliment this fabulous home.

The property is located within easy access to the M8 motorway providing a gateway to the busy central belt link. There are many supermarkets, primary schools and high schools in the local Coatbridge area with many train stations to get you around too.

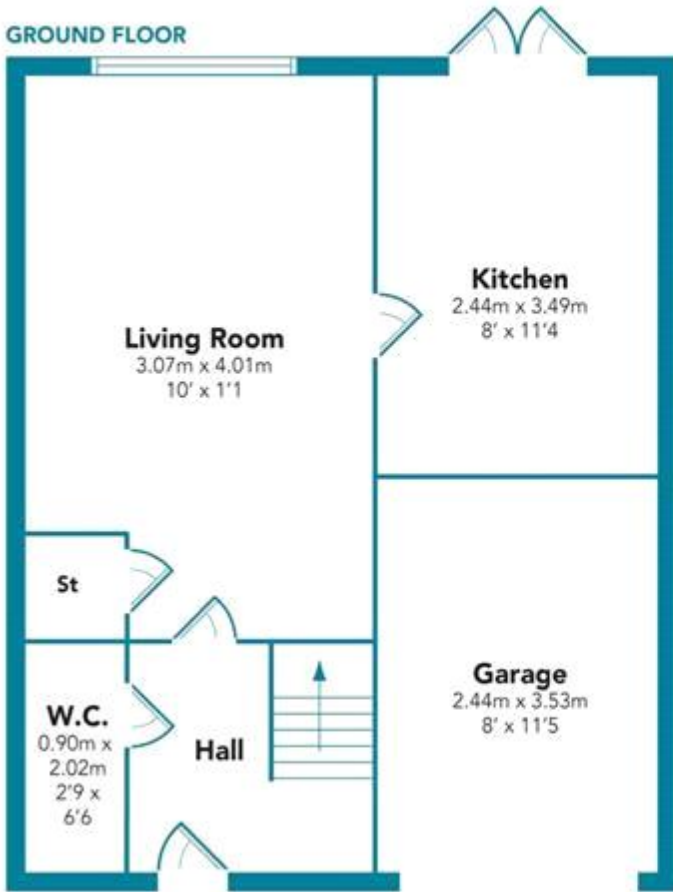
The commercial and superb retail centre of Glasgow and be easily accessed in less than 15 minutes by car, while the first-rate leisure and shopping facilities of nearby Glasgow Fort and East Kilbride offers a convenient option as another centre to visit. Even more locally, there is also a wealth of shopping and leisure facilities available in Coatbridge, Baillieston and the surrounding town of Clyde Valley.

Tenure: Freehold

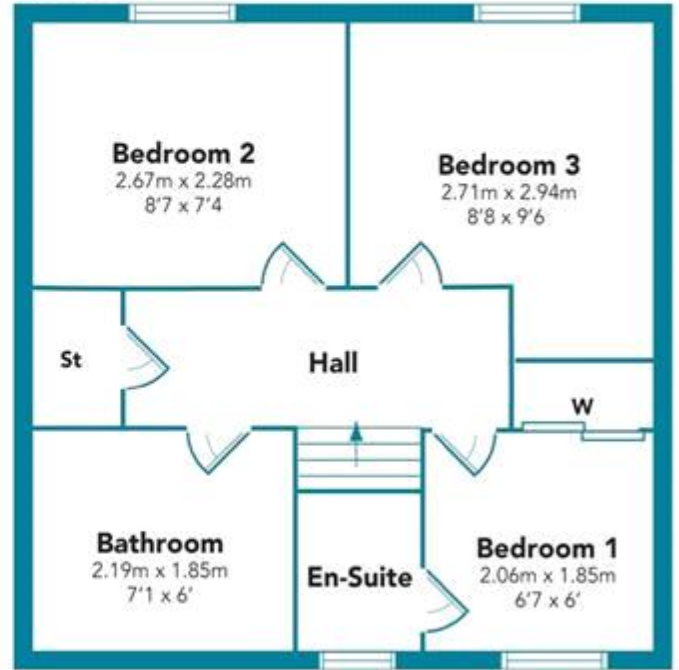


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GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C		79	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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/fitments 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.