



Offers Over £295,000



Set within a much sought after residential area only a short walk from Coatbridge Town Centre, Blairhill train station with access to Glasgow and Edinburgh. This detached villa has four bedrooms and two public rooms. The property has a driveway, single garage and extensive front and rear gardens.

The accommodation comprises of reception hall, lounge, dining room, kitchen, WC, four bedrooms and a family bathroom. Many of the period features including cornicing have been retained throughout. In addition, there is a cellar accessed from the downstairs WC. The property is heated by a gas central heating system and is single glazed.

Included in the price are all floor coverings, blinds and carpets.





Accommodation

RECEPTION HALL:
Reception hall. Carpet.

LOUNGE: 6.0m x 4.5m
Lounge with bay window to front. Feature fireplace with living flame gas fire. Carpet.

DINING ROOM: 4.2m x 3.2m
Dining room with windows to rear. Carpet.

KITCHEN: 3.5m 2.9m
Fully fitted kitchen with a range of wall mounted and floor standing units with ample work surfaces. Carpet. Storage cupboards.

W.C:
Two piece suite. Window to rear. Access to cellar.

BEDROOM 4 / SITTING ROOM: 3.4m x 3.0m
Double bedroom with window to front. Carpet.

UPPER HALLWAY:
Hallway leading to bedrooms 1,2, 3 and family bathroom. Storage cupboard. Carpet.

FAMILY BATHROOM: 2.9m x 2.3m
Part tiled bathroom with three piece suite. Window to side. Large attic storage cupboard.

BEDROOM 1: 5.2m x 4.5m
Double bedroom with bay window to front. Fitted wardrobes. Carpet.

BEDROOM 2: 4.2m x 3.6m
Double bedroom with window to rear. Fitted wardrobes. Carpet.

BEDROOM 3: 3.4m x 2.7m
Double bedroom with window to front. Double radiator. Carpet.



OFFERS:

All offers should be submitted to Colin Tomney Estate Agents, 29 Stirling Street, Airdrie ML6 0AH.

While every care has been taken to ensure accuracy during the preparation of these particulars, they are for guidance only, do not form part of any contract or offer and are not guaranteed. All measurements are approximate. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these particulars. Photographs are taken with wide angle lenses. Services, systems and appliances have not been tested



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Sat: 10.00am - 12noon





For more information or to register your interest please contact

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