





McEwan Fraser Legal

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68 Brambling Road

COATBRIDGE, NORTH LANARKSHIRE, ML5 4UP

























68 BRAMBLING ROAD

BEAUTIFULLY PRESENTED DETACHED VILLA, IN A POPULAR RESIDENTIAL DEVELOPMENT

The property is well placed for both Coatbridge and Airdrie town centres and has a full choice of amenities including shops, bars, restaurants, sports and recreational facilities, Monklands Hospital and a selection of excellent primary and secondary schools. There is a surrounding comprehensive motorway network giving swift commuting access to all the main towns and cities in Scotland, and the south and Whifflet railway station is only a ten minute walk and provides access to surrounding area.

We are delighted to offer for sale this four bedroom, detached villa presented to the market in walk-in condition. A strong emphasis has been given to the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

In more detail, the accommodation comprises of a welcoming hallway with a large storage cupboard, and a very handy WC. The hall also gives access to all downstairs accommodation, which includes the immediately impressive formal and bright lounge, which has a range of furniture configurations, with feature windows that flood the room with natural light. The kitchen/diner has been well fitted to include a good range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. There is space for a table and four chairs for dining with friends and family and a set of french doors which lead to the rear garden, which is a stunning spot to spend a summer's evening entertaining. Off the kitchen is a very handy utility room which has further storage and washing machine.

The upper level comprises of four, well-proportioned bedrooms. The master benefitting from an en-suite shower room and two fitted wardrobes. The remaining three bedrooms are all doubles, and two have fitted wardrobes. All of the rooms have ample space for additional free-standing furniture if required. A tiled three piece bathroom suite can also be found on this level and completes the accommodation internally.

The high specifications of this family home also include both double glazing and gas central heating to radiators, for additional peace of mind and comfort

The rear garden is low maintenance and is fully enclosed. To the front and side of the property, there is a driveway providing off-road parking for several vehicles and a good sized single detached garage with power and light.

Approximate Dimensions
(Taken from the widest point)

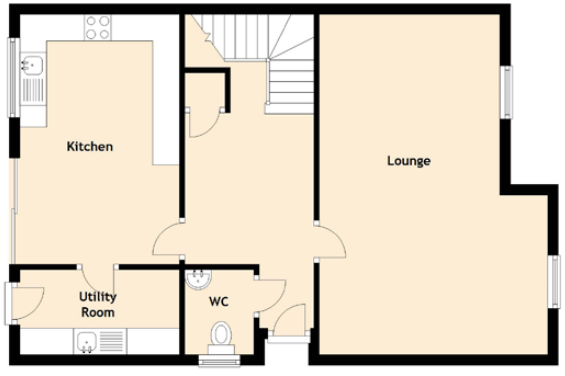
Lounge	6.40m (21') x 4.30m (14'1")
Kitchen	4.70m (15'5") x 3.00m (9'10")
Utility Room	2.10m (6'11") x 1.60m (5'3")
Master Bedroom	3.50m (11'6") x 2.85m (9'4")
En-suite	2.70m (8'10") x 1.20m (3'11")
Bedroom 2	3.70m (12'2") x 2.50m (8'2")
Bedroom 3	3.50m (11'6") x 2.70m (8'10")
Bedroom 4	2.70m (8'10") x 2.50m (8'2")
Bathroom	2.60m (8'6") x 2.10m (6'11")
WC	1.60m (5'3") x 1.30m (4'3")

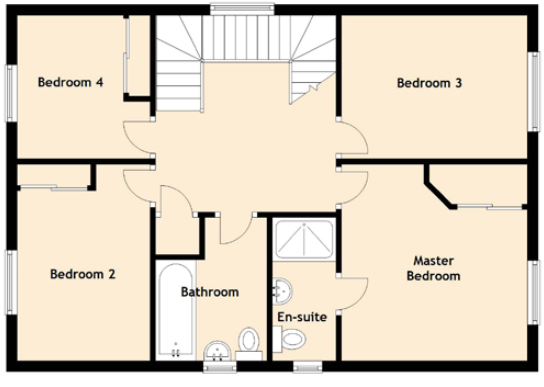
Gross internal floor area (m^2) - $120m^2$

EPC Rating - C

Extras
(Included in the sale)

All floor coverings





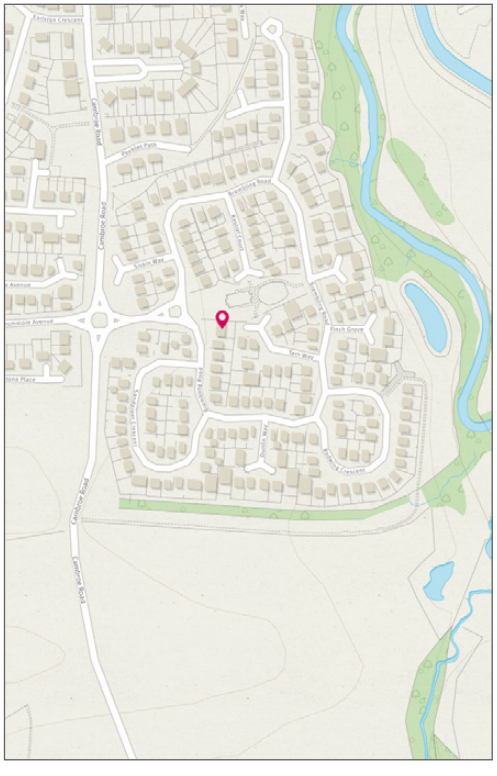


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Part Exchange Available

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Text and description
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Surveyor



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