




McEwan Fraser Legal

Solicitors & Estate Agents

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23 Home Farm Court

DRUMPELLIER, COATBRIDGE, NORTH LANARKSHIRE, ML5 1RW



Drumpellier Park Loch



Drumpellier Country Park



Centenary Park

23 HOME FARM COURT

23 Home Farm Court is five minute drive from Coatbridge town centre which has a wide selection of local shops, also nearby is Faraday retail park which has a wide selection of high street stores. Primary schools and local bus links are also within close proximity, as is Blairhill Train Station which provides links to the cities of Glasgow and Edinburgh. Drumpellier Country Park offers many activities, such as angling, boating, canoeing, children's play area, picnic sites, walks and wildlife, Drumpellier golf club, rugby and cricket grounds are also nearby. For the motorist the property is conveniently located within easy reach of the M8, A8, and the M73 providing excellent commuting through the central belt as well as allowing access to the nearby M74.

Part Exchange available. McEwan Fraser Legal are delighted to bring to the market this two bedroom upper flat which has a host of features to include a stunning courtyard setting and a remote controlled gated entrance system. The flat has been well designed to maximise the natural available light, creating a modern ambience and would be perfect for a wide variety of purchaser(s) looking for their ideal home - whether it be the younger market, and will also appeal to professionals who want to retain an easy to manage home within striking distance of the main commercial centres or those simply looking to downsize.

It is very versatile and each room can be transformed to meet each individual purchaser(s) needs and requirements. A welcoming hallway entrance provides access to all apartments and sets the tone for the rest of the property. The open plan kitchen and lounge is a fusion of practicality and style. It is flooded with natural light and has been tastefully decorated with a contemporary theme. The kitchen is complimented with a range of professionally fitted floor and wall mounted units and a striking work-surface. It comes complete with a selection of integrated appliances - making this the perfect zone for an aspiring chef. An added bonus is the breakfast bar is useful when entertaining friends and family.

The crisp and contemporary styling continues into the two bright and airy double bedrooms which are further enhanced with built in wardrobes, creating excellent storage space. Both bedrooms have a range of furniture configurations and space for additional free standing furniture if required. A stylish three piece bathroom suite with overhead shower completes the impressive accommodation internally. Externally there are well maintained communal grounds - with allocated parking.

Double glazing and gas central heating are provided to ensure a warm, yet cost effective way of living all year round. The property also features an alarm and a secure gated entry system with allocated parking.

COATBRIDGE, NORTH LANARKSHIRE



HALLWAY
LOUNGE
& KITCHEN

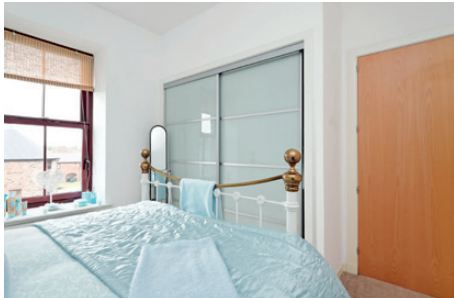
BEDROOMS | BATHROOMS



Bedroom One



Bedroom Two



PROPERTY SPECIFICATIONS

DIMENSIONS | FLOOR PLAN | LOCATION

Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	3.4m (11'15") x 3.3m (10'82")
Bedroom 1	3.90m (12'10") x 3.00m (9'10")
Bedroom 2	3.90m (12'10") x 3.30m (10'10")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m²) - 66m²

EPC Rating - C

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

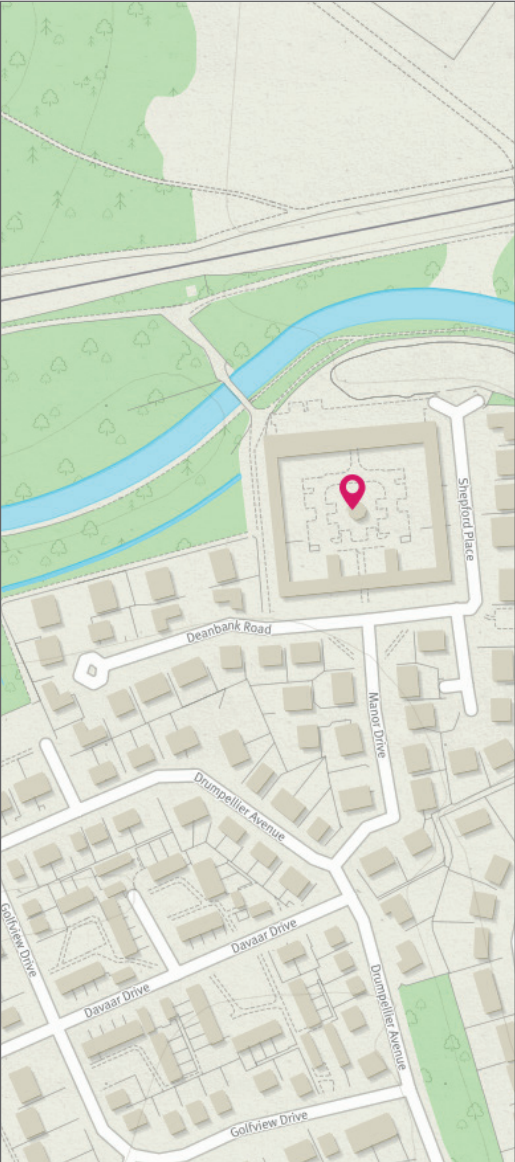
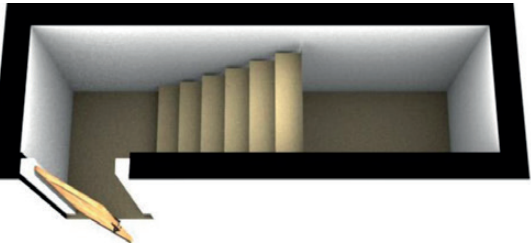
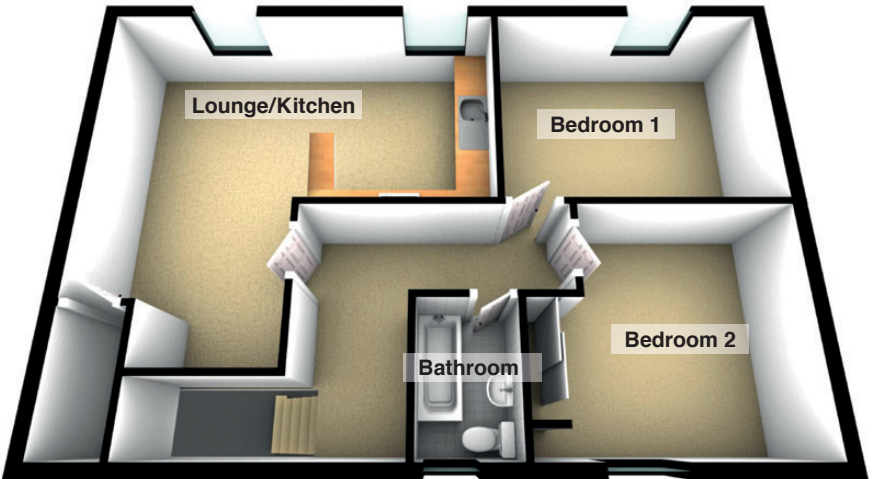


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Part
Exchange
Available



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 Photographer



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