




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

40 Thorntree Drive
COATBRIDGE, NORTH LANARKSHIRE, ML5 5HQ



Drumpellier Park Loch, Drumpellier Golf Course, The Time Capsule



COATBRIDGE

Occupying a central setting close to both Glasgow and Edinburgh, this detached villa could not be more conveniently placed. The local train station a short walk away, and the M8, M73 and M74 interchange is at hand to ensure a speedy link to the central belt's efficient motorway network. The commercial and superb retail centre of Glasgow can be easily accessed in less than fifteen minutes by car, while the first rate leisure and shopping facilities of nearby Glasgow Fort and East Kilbride offer a convenient option as another centre to visit. Even more locally, there is also a wealth of shopping and leisure facilities available in Coatbridge and surrounding towns of the Clyde Valley.

40 THORNTREE DRIVE



THE PROPERTY

Part Exchange available. McEwan Fraser Legal are delighted to offer for sale this charming four bedroom detached villa which is presented to the market in excellent internal condition. Great emphasis has been placed on 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 and made it fully 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 generous home offers spacious apartments similar to those found in traditional builds.

On entering the property and moving through the hallway you find yourself in the immediately impressive lounge.

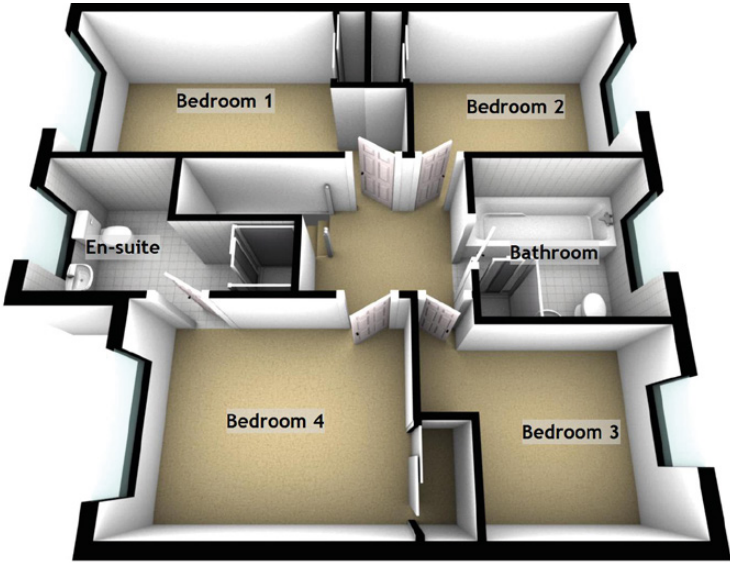
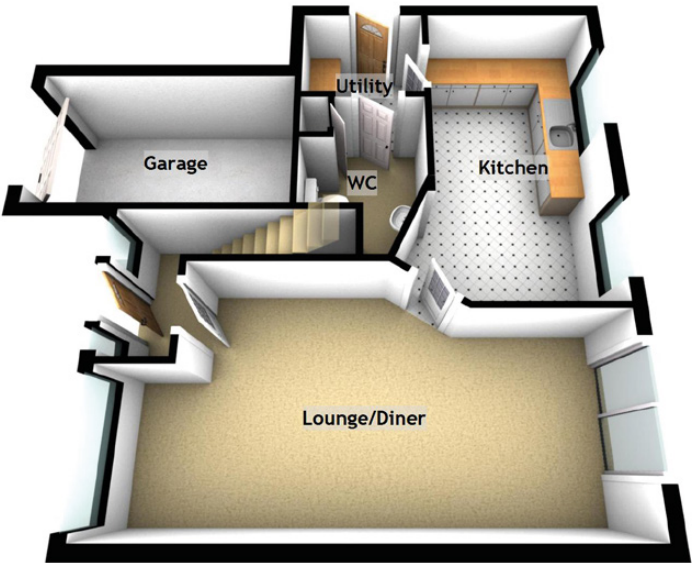
The stunning flooring will catch your eye as you notice that this is a generous dual aspect room. There is more than enough room to accommodate a range of furniture configurations and the room runs front to back, giving you the option of having a large formal dining table should you wish. French doors lead directly onto the rear garden. The kitchen breakfast room is accessed from the reception room and comes complete with an ample range of base and wall mounted units that offer plenty of prep and storage space for the aspiring chef. Gas hob, double oven and dishwasher are integrated while a separate utility room houses the free-standing fridge freezer, washing machine and tumble dryer. The utility room also boasts additional storage, access to the internal garage and leads to a handy downstairs WC.

On climbing the stairs to the first floor you will find the master bedroom on your right. A generous double, with

built-in wardrobe, that benefits from the addition of an en-suite shower room. There are three further bedrooms, two of which include built-in wardrobes, and access to a large loft for additional storage space. Internal accommodation is completed by the master bathroom which is partially tiled and includes a three piece white suite and separate shower.

The property sits on a generous plot with private front and rear gardens and off a two car drive way. The front gardens are mainly laid to lawn, well maintained and in keeping with the surrounding properties. The rear garden is partially laid to lawn and partially decked to provide defined entertaining space in the summer months. For extra warmth and comfort, the property boasts double-glazing and gas central heating throughout. This is a great family home and should be on every buyer's 'must see' list.





Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	6.90m (22'8") x 2.07m (6'9")
Kitchen	4.70m (15'5") x 2.50m (8'2")
Utility	1.80m (5'11") x 1.60m (5'3")
Bedroom 1	4.39m (14'5") x 2.60m (8'6")
Bedroom 2	3.20m (10'6") x 2.50m (8'2")
Bedroom 3	3.20m (10'6") x 1.42m (4'8")
Bedroom 4	3.60m (11'10") x 2.90m (9'6")
Bathroom	2.40m (7'10") x 2.30m (7'7")
En-suite	2.20m (7'3") x 1.96m (6'5")
WC	2.10m (6'11") x 2.10m (6'11")

Gross internal floor area (m²) - 105m²

EPC Rating - C

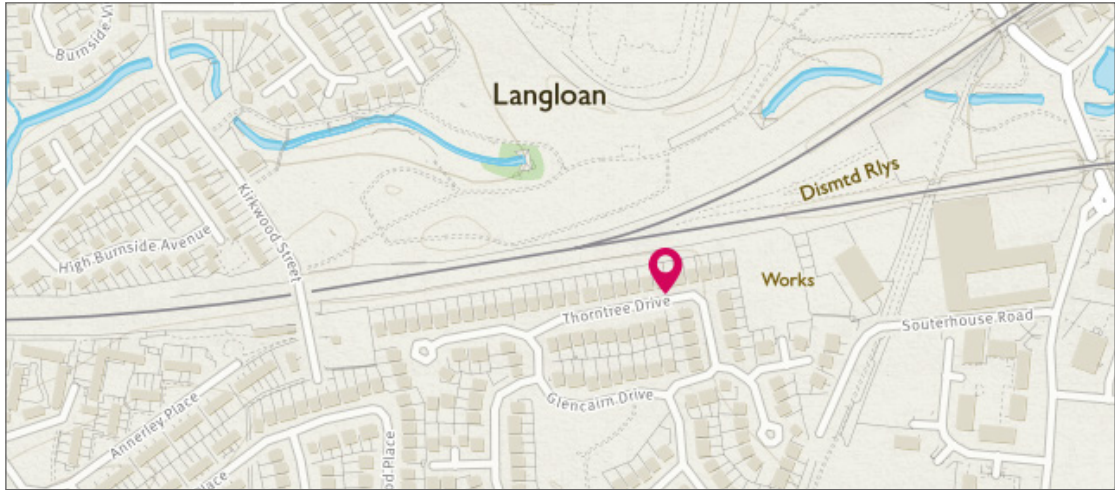


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McEwan Fraser Legal
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Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer

Tel. 0141 404 5474 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk