



Extended detached family villa

Set within a sought after residential location

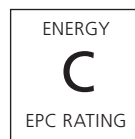
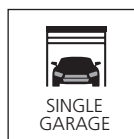


149 Kirkwood Place

Coatbridge, North Lanarkshire, ML5 5LG



Scan Here!



149 Kirkwood Place



Occupying a central setting close to both Glasgow and Edinburgh, this detached villas could not be more conveniently placed, with the local train station a short walk away, and the M8, M73 and M74 interchange all located close by 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 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 and surrounding towns of the Clyde Valley.

We are delighted to offer for sale this extended four bedroom, detached villa presented to the market in walk in

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, 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.

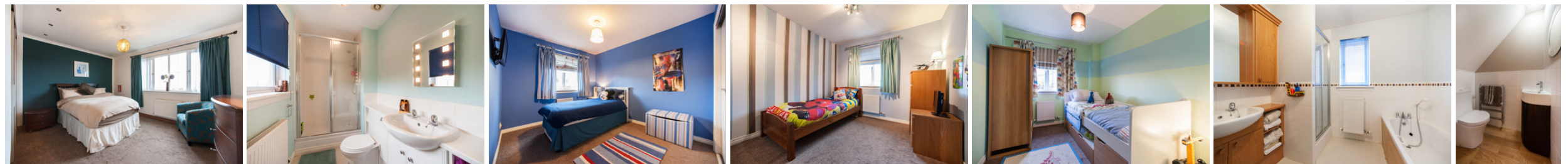
In more detail the accommodation comprises: a welcoming hallway with a very handy WC, immediately impressive formal and bright lounge, which has a range of furniture

configurations, with French doors leading to the rear garden, a separate dining room, which has ample space for a table and six chairs for more formal dining with friends and family which leads to the extended kitchen which 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 and large breakfast bar, integrated double oven, induction hob, microwave, dishwasher, washing machine and fridge / freezer - making this the ideal kitchen for an aspiring chef!

The upper level comprises of four, well-proportioned bedrooms. The master benefitting from an en-suite shower room, large storage cupboard and fitted Hammonds wardrobe. Two of the remaining three bedrooms are doubles

and both have fitted wardrobes. All of the rooms have ample space for additional freestanding furniture if required. A tiled four piece bathroom suite can also be found on this level and completes the accommodation internally.

The high specifications of this family home also includes, double glazing and gas central heating to radiators, for additional peace of mind and comfort. There is a well-tended rear garden, which is low maintenance and is fully enclosed and is a stunning spot to spend a summer's evening entertaining! To the front of the property there is a driveway providing off-road parking for two vehicles and a good sized integral garage, which could easily be converted into additional living accommodation (Subject to obtaining necessary planning consents) if required.





APPROXIMATE DIMENSIONS

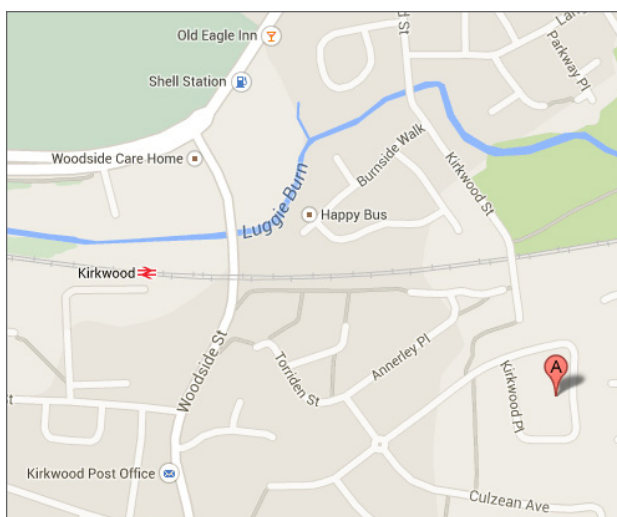
(Taken from the widest point)

Lounge	4.92m (16'2") x 4.89m (16'1")
Kitchen	5.60m (18'4") x 2.86m (9'5")
Dining Room	2.87m (9'5") x 2.86m (9'5")
Bedroom 1	3.11m (10'2") x 2.00m (6'7")
En-suite	2.62m (8'7") x 1.50m (4'11")
Bedroom 2	3.80m (12'6") x 2.64m (8'8")
Bedroom 3	3.30m (10'10") x 2.78m (9'1")
Bedroom 4	2.71m (8'11") x 2.19m (7'2")
Bathroom	2.62m (8'7") x 1.92m (6'4")
WC	1.60m (5'3") x 1.00m (3'3")

EXTRAS

(Included in the sale)

All floor coverings and integrated appliances.



© Crown Copyright License No. 100047474

McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street

Edinburgh, EH7 4LB

Telephone: 0131 524 9797

Fax: 0131 556 5129

Email: info@mcewanfraserlegal.co.uk

www.mcewanfraserlegal.co.uk



Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
SCOTT YULE
Surveyor



Professional photography
CATHERINE MARKIE
Photographer



Layout graphics and design
EMMA PATRIZIO
Senior Designer