




McEwan Fraser Legal
Solicitors & Estate Agents
01698 537 177

9 Rosewood Place
BARGEDDIE, NORTH LANARKSHIRE, G69 7UD



THE LOCATION

9 Rosewood Place, could not be more conveniently placed for easy access to Glasgow, with the local train station (Bargeddie) only a 5/10 minute 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 centres 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, 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 the surrounding towns of the Clyde Valley.



9 ROSEWOOD PLACE

"...We are delighted to bring to the market this stunning five bedroom house. Set in the heart of a very stylish modern development in the popular area of Bargeddie. This beautiful property was originally built by quality builders Stewart Milne homes and offers exceptionally spacious family accommodation..."

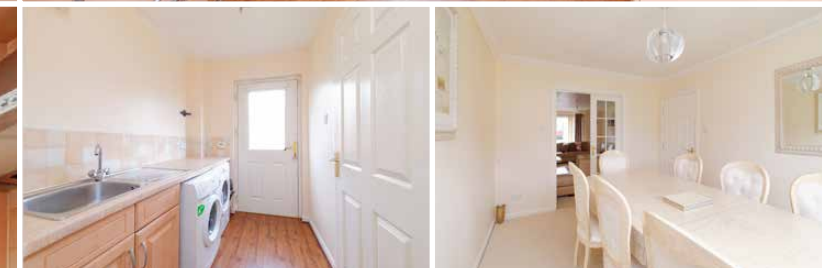


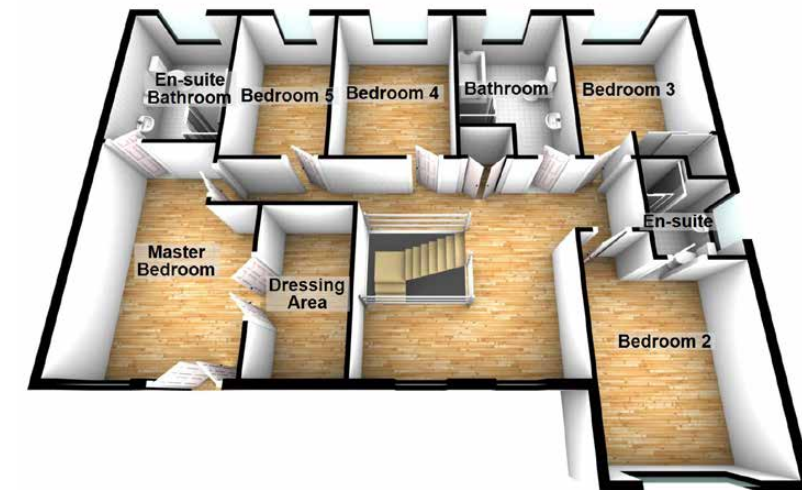
The accommodation consists of a very spacious and immediately impressive open plan kitchen/diner/family room with windows that flood the room with light through the french doors that lead on to the secure, private and very large back garden area. The stylish kitchen area is finished in a good range of natural wood cabinets. Kitchen appliances include a gas hob, electric oven, integrated dishwasher and a fridge freezer. The breakfast bar adds convenience for busy work and school mornings where time is at a premium or just to grab a coffee and a read at a book for half an hour. It's clear to any viewer this zone of the home has been designed for both style and functionality, and the open plan

layout ensures the chef will never be far away from the party. The utility area caters nicely for the washing machine and tumble drier. The very spacious lounge is a great space to unwind and gives a real sense of relaxation. Given the shape of the room, it would suit a number of furniture configurations. On more formal occasions the dining room offers the perfect area for family and friends to gather and celebrate the special times together in this highly aspirational and beautiful home.

There are five good sized bedrooms in this property, two with fantastic en suites, all have built-in wardrobes and more than ample space

for free-standing furniture. The master bedroom design ensures it captures the natural light to greet you every morning, and it benefits from a very comfortable and spacious en-suite with a large standalone shower enclosure. Convenience, style and quality abound throughout this home and the property offers in total a convenient downstairs WC, a large family bathroom and two en-suites. Quality hardwood flooring flows throughout the property and compliments this beautiful home which is kept warm, comfortable and secure courtesy of the double glazing and gas central heating.





Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	8.30m (27'3") x 4.00m (13'1")
Lounge	6.00m (19'8") x 4.00m (13'1")
Dining Room	4.00m (13'1") x 3.00m (9'10")
Utility	3.30m (10'10") x 1.70m (5'7")
Garage	5.50m (18'1") x 5.30m (17'5")
WC	1.60m (5'3") x 1.40m (4'7")
Master Bedroom	4.90m (16'1") x 3.60m (11'10")
En-suite Bathroom	3.50m (11'6") x 2.50m (8'2")
Dressing Area	3.50m (11'6") x 1.90m (6'3")
Bedroom 2	4.60m (15'1") x 3.30m (10'10")
En-suite	2.20m (7'3") x 1.80m (5'11")
Bedroom 3	3.70m (12'2") x 3.00m (9'10")
Bedroom 4	3.70m (12'2") x 2.80m (9'2")
Bedroom 5	3.70m (12'2") x 2.30m (7'7")
Bathroom	3.70m (12'2") x 2.60m (8'6")

Gross internal floor area (m²): 212m² | EPC Rating: C

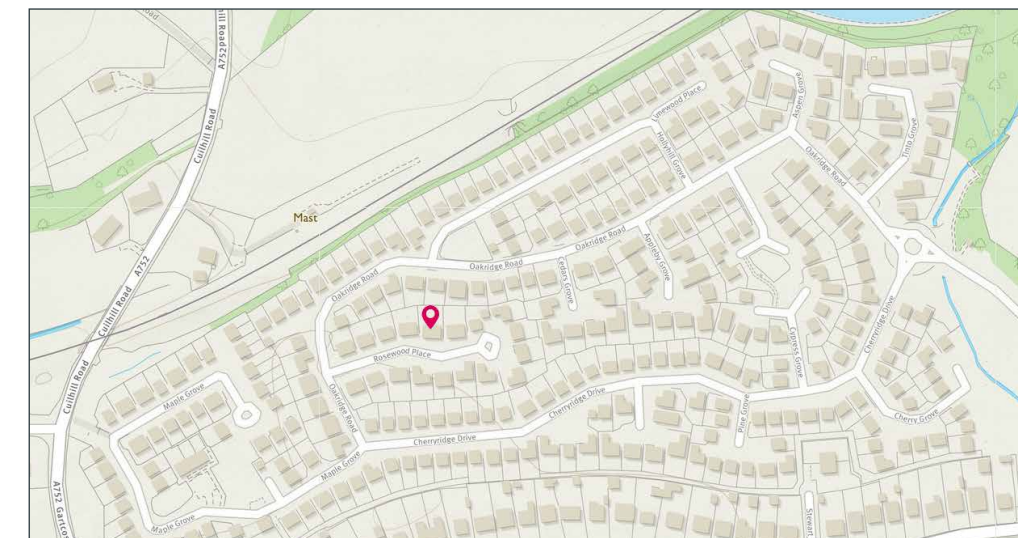


Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>



The property benefits from an integral double garage with a large mono-blocked parking area for at least 3/4 vehicles to the front aspect. The secure garden area has been designed with low maintenance in mind and will be perfect for pets and children. Externally, the surrounding area is perfect for country walks or cycling.



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Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Exchange
Available

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KEN MEISAK
 Surveyor



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CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer