



123 Ballochmyle Wynd, Coatbridge, North Lanarkshire, ML5 4QF

Beautifully Presented & Spacious, Four Bedroom, Semi-Detached Home with Gardens & Driveway

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Property Description

Beautifully presented and spacious, flexible four-bedroom, semi-detached family home, with gardens and a double driveway. Located in a modern residential development in Coatbridge, North Lanarkshire.

Comprises an entrance hall, living room, kitchen, three bedrooms, a flexible family room/further bedroom, a family bathroom, a ground floor WC and a large bespoke garden office.

Light and tastefully finished in modern decor, highlights include a fitted kitchen, stylish bathrooms, contemporary flooring and lighting. In addition, there are multiple TV and phone points, gas central heating, double glazing and good storage provision including a loft.

There is a lawn and driveway to the front; whilst to the rear, is a lawn, patio and the flexible garden office offering a superb family space/'man-cave' featuring a bar, spotlights and modern flooring. The development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds including a children's play area.

A welcoming entrance hall gives access to the majority of the ground floor, including a convenient WC, and features wood effect flooring extending into the public room. Set to the rear, the living room offers spacious space for lounge furniture, a TV wall mount and a small built-in cupboard.

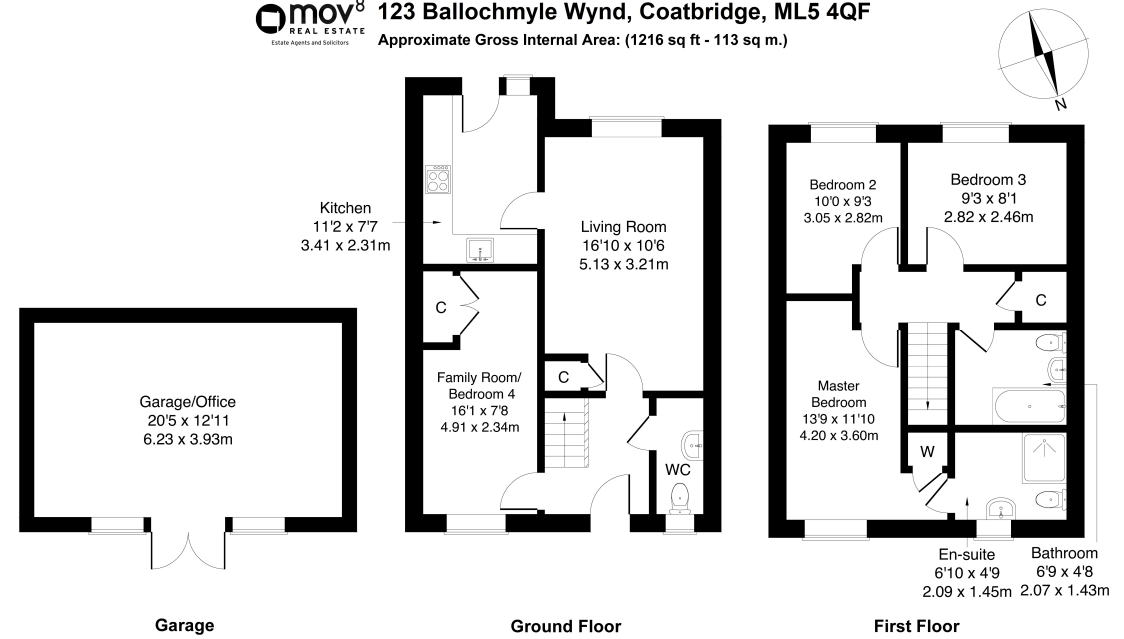
Set off the living room, with access to the southerly facing garden, the stylish kitchen is fitted with modern units, wood effect worktops with matching upstands and a sink with drainer. Appliances include an oven, a gas hob with an extractor hood above, a dishwasher and a fridge/freezer. Whilst also set on the ground floor, the flexible family room/bedroom four features a TV wall mount and a built-in wardrobe/cupboard.

On the upper hall, the master bedroom is set to the front, with carpeted flooring, a central light fitting, a built-in wardrobe and an en-suite shower room. Two further bedrooms are set to the rear, similarly well-sized and finished with carpeted flooring and central light fittings. Completing the accommodation, the fully tiled family-size bathroom is fitted with a modern three-piece suite and a mains mixer shower over the bath.

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Approximate Gross Internal Area: (1216 sq ft - 113 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





Coatbridge lies approximately 8.5 miles east of Glasgow city centre, forming part of the Greater Glasgow urban area. There is also a varied range of shopping centres, large retail parks, restaurants, bars and nightlife in the greater area; together, with a cinema, leisure and sports centres, parks, and golf courses; plus

the Time Capsule Leisure Centre and Summerlee Scottish Museum of Industrial Heritage. Superb transport links include the M74 and M8 for travel to Edinburgh and Glasgow; whilst there are public transport services available, including several rail stations within easy access.





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