



RESIDENCE

13 Redwood Grove, Coatbridge, ML5 3PN

www.residenceestateagents.co.uk

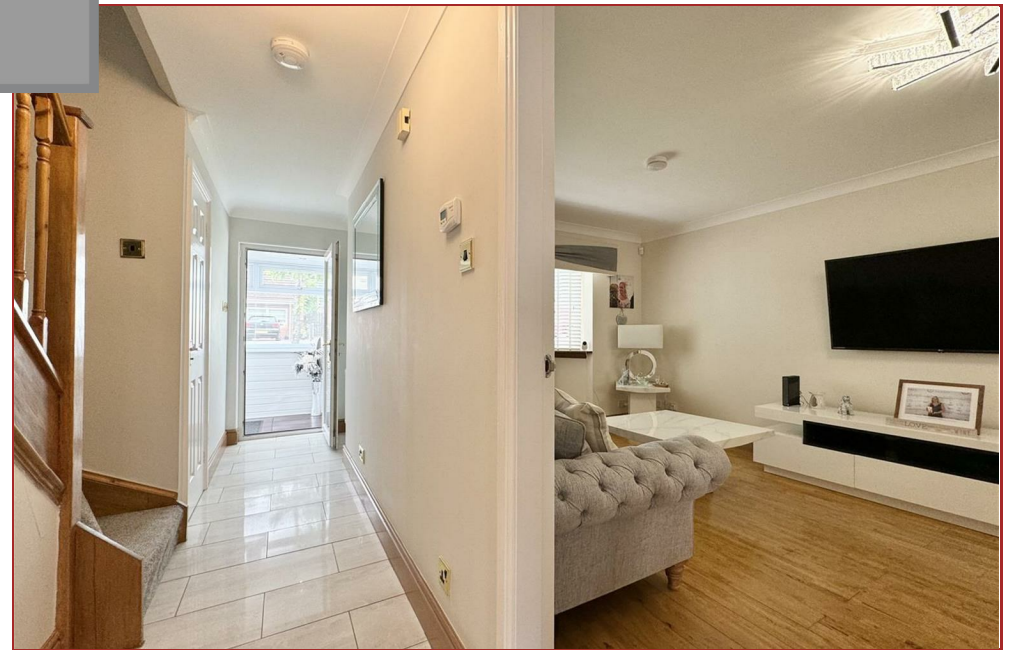


Viewing by appointment with Residence Uddingston

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4 Bedrooms | 2 Public Rooms | 2 Bathrooms



This beautifully presented modern detached villa sits within a fabulous corner plot with generous gardens.

The property is bright, airy and well proportioned, offering a versatile layout of rooms which are neutrally decorated and finished with a mixture of quality floor coverings. The newly installed kitchen incorporates a range of integrated appliances with feature soft close doors.

Additionally, there is a garden room extension giving another public room and a converted garage giving a fourth bedroom which can easily be utilised as a formal dining room. Further features include gas central heating & double glazing.

This particularly well kept home comprises a reception hallway, a cloakroom WC, a spacious lounge, a modern fitted kitchen, a utility room, a garden room and a converted garage. On the upper level, there are three well proportioned bedrooms, a principal en-suite and a four piece family bathroom.



The gardens are beautifully maintained and to the front are laid to lawn with bedding areas and a monobloc driveway whilst the enclosed private rear garden is easily maintained with patios and a large summerhouse which could be utilised as work space or indeed for entertaining.

Coatbridge Town Centre provides an array of bars, shops, restaurants and many leisure facilities. The property is located close to highly rated primary and secondary schools, and for those commuting by public transport, there are regular bus and train services from Sunnyside or Whifflet to the surrounding towns and cities. For those commuting by car, the M8 and M74 motorways are easily accessed, providing connections throughout the central belt.

Council Tax Band - F

1356.00 sq ft | EER = C



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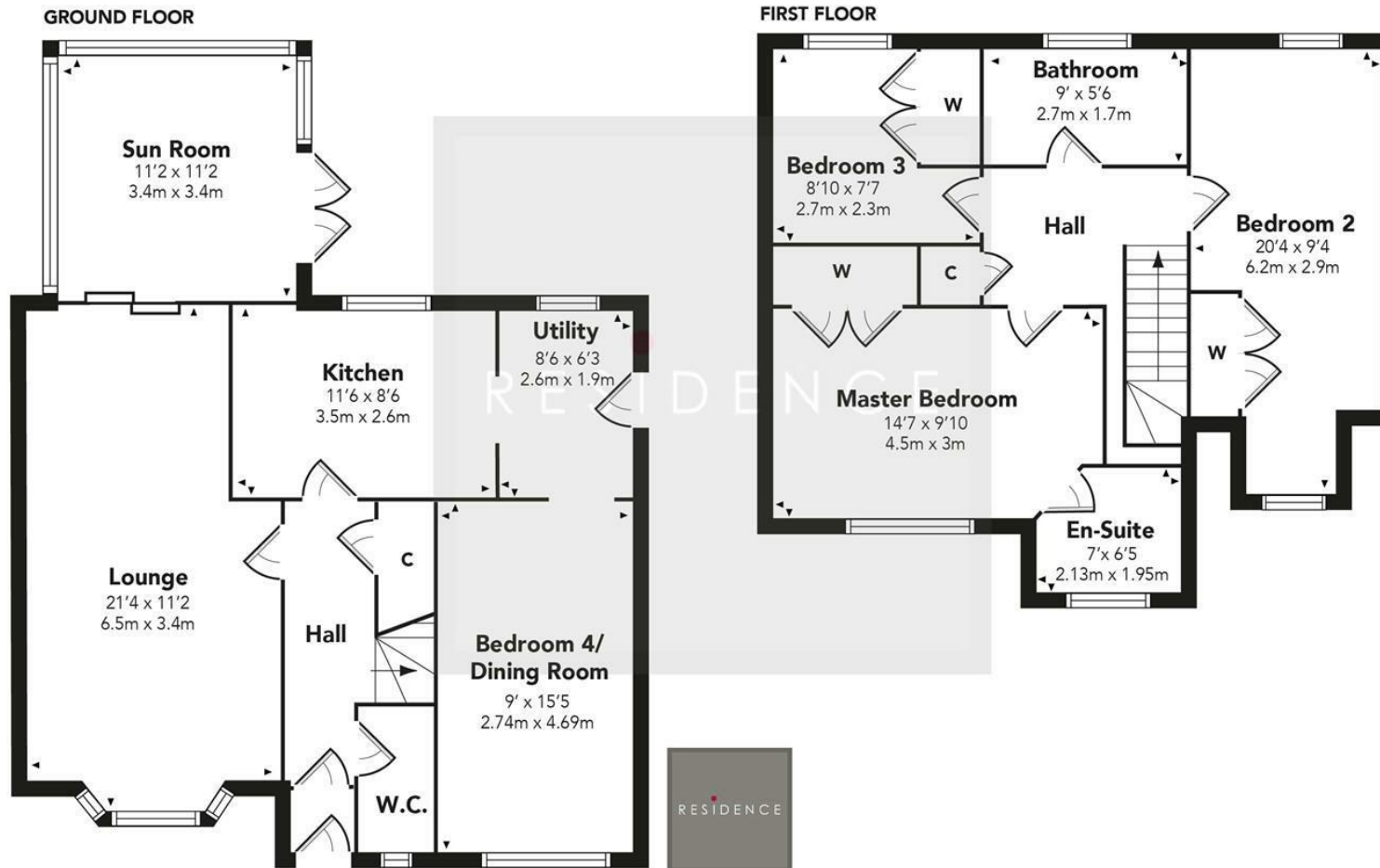




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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.