



RESIDENCE

3 Inveresk Place, Coatbridge, ML5 2DA

ESTATE AGENTS

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

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RESIDENCE





6 Bedrooms | 3 Public Rooms | 4 Bathrooms

Extremely rare opportunity to purchase this large detached villa in an exclusive cul-de-sac within one of the most sought after addresses in Coatbridge.

"Windyridge" extends to over 4500sq ft of living space with a flexible layout throughout. The sizeable property has been called home by the current owners for over twenty happy years.

The property in full comprises a large formal lounge, a formal dining room, a large dining kitchen, a separate utility room, a four piece bathroom, six double bedrooms with the principal room benefitting from a walk in wardrobe and an en-suite shower room. A further sitting room awaits with French doors to the private rear gardens, a cinema room, a jacuzzi bath with sauna, a shower room and garden room which is currently being utilised as an office with kitchen space and WC.

The floor plan shall provide you with a detailed layout of this well laid-out and comfortable home. However, we recommend viewing it to appreciate the quality of the finishing, the layout and the setting that's on offer.

The sizeable plot with which the property sits includes a front garden with a central path, a large private rear garden with a seating area and artificial turf and a large driveway to the side which leads directly to the detached double garage.

Coatbridge Town Centre has a variety of local shops, whilst the nearby Faraday Retail Park has a wide selection of high street stores. Primary schools are within proximity and for those commuting by public transport, train stations are also nearby and provide links to the surrounding towns and cities, including Glasgow and Edinburgh. For those commuting by car, the property is conveniently located within easy reach of the M8, A8 and the M73 providing excellent commuting along the central belt as well as allowing access to the nearby M74.



4499.00 sq ft | EER = C



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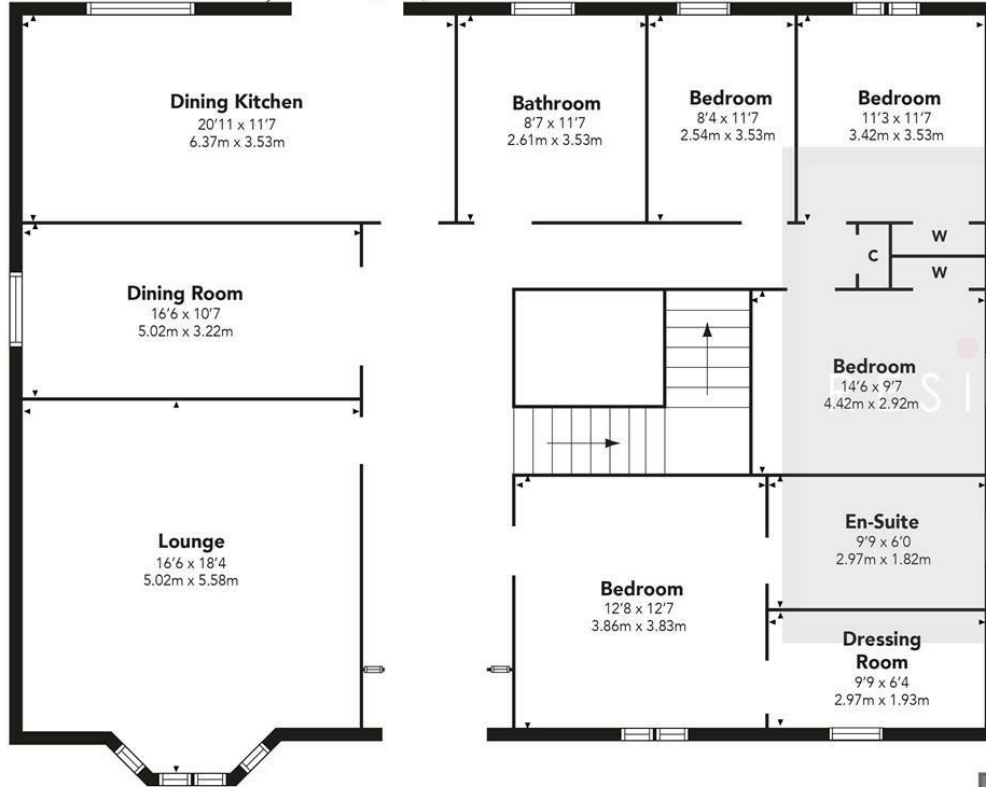




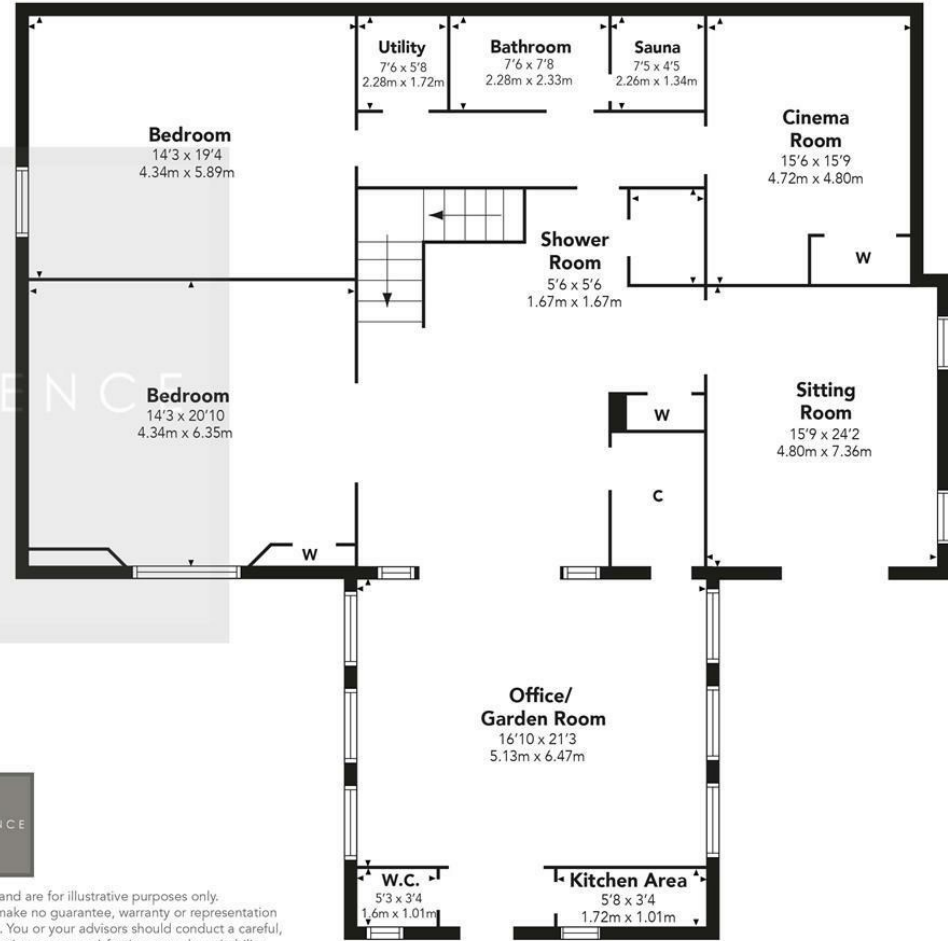


Inveresk Place

GROUND FLOOR



FIRST FLOOR



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.