



RESIDENCE

32 Quarry Street, Coatbridge, ML5 3PU

[www.residenceestateagents.co.uk](http://www.residenceestateagents.co.uk)





Viewing by appointment with Residence Uddingston  
T: 01698 444222 | E: [uddingston@residencestateagents.co.uk](mailto:uddingston@residencestateagents.co.uk) | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE







## 4 Bedrooms | 2 Public Rooms | 2 Bathrooms

A handsome traditional sandstone end terraced villa which has been enhanced with extension into the roof over the years to create a fabulous family home.

Sitting within a particularly large plot and within walking distance of various transport links, this property is sure to be popular. Offering characterful and spacious apartments with high ceilings, this wonderful home provides a versatile layout throughout.

The accommodation comprises a large reception hallway, a large formal lounge with access to rear garden, a dining room, a modern kitchen, a separate utility room, a downstairs bathroom and two well proportioned double bedrooms. The upstairs accommodation contains two further bedrooms, including the principal bedroom and a large shower room.

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

Enjoying a large private and enclosed rear garden with a patio area and lawn, with large driveway and garage also to the side.

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.



1862.00 sq ft | EER = D





RESIDENCE







RESIDENCE











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.