





Home Farm Court  
Coatbridge  
ML5 1RW

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## Offers Over £269,995

A most unique and highly individual Traditional Detached Villa which is one of a kind and is situated at the heart of an impressive development.

This characterful house is circular, has a lovely traditional stone exterior beneath a natural slate roof and internally offers a modern impressive interior over two levels.

The home is located within a B listed steading development which was redevelopment in 2005 by renowned award-winning Classic House Developments. Each of the properties within the development is quirky and this particular home is the only Detached and sits at the heart of the courtyard.

Surrounding this property there are level lawn gardens with adjacent parking spaces and access is through private gated entry to the rear.

Internally the accommodation is a good size over two levels and has a lovely bright and airy feel with fresh decoration, self coloured carpets and modern kitchen and bathroom.



Home Report Valuation  
£275,000

[www.packdetails.com](http://www.packdetails.com)  
HP780130  
ML5 1RW

Council Tax Band E

EPC Rating C



The full accommodation extends to open plan living/dining area, downstairs cloakroom/w.c. and at the side of this curved staircase leading to the upper level.

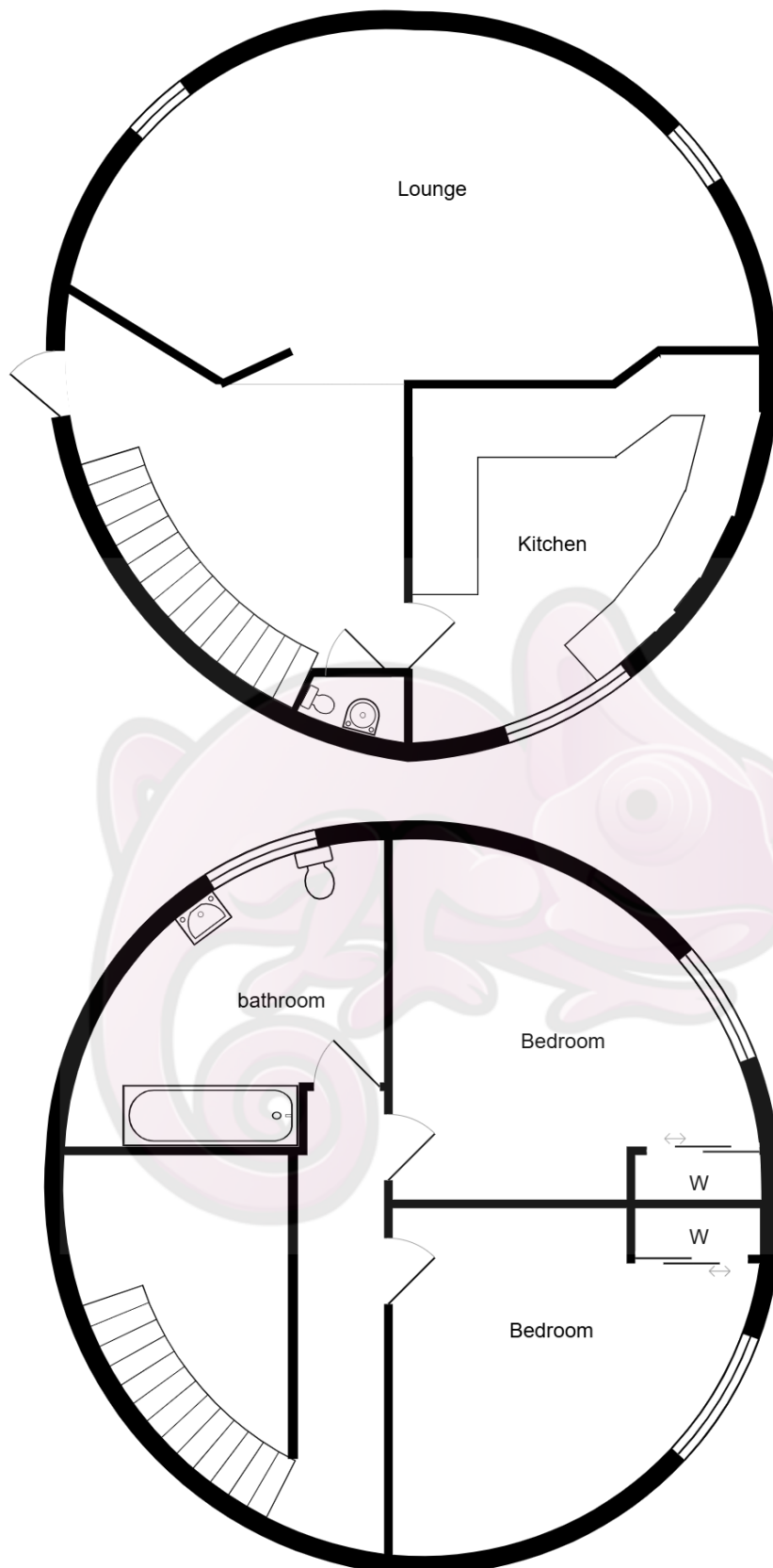
The kitchen is very well equipped with range of wooden fronted floor and wall storage units with nicely finished worktop surface area, integrated appliances and window to the rear.

On the upper floor there is a gallery landing which provides access to 2 large double bedrooms both of which have built in wardrobes and at the far end of the landing a large

The property further benefits from gas central heating and has access on the landing to a loft storage area.



## Vendor Comments



## Location

Drumpellier is a highly regarded residential district of Coatbridge located near to a cricket club, golf club and country park. Within the immediate area and the town of Coatbridge, there is a great choice of restaurants, bistros and pubs. The property is located within particularly popular school catchments and for those commuting by public transport there are regular bus and train services from Coatbridge or Blairhill to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

