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Ballochmyle Wynd

ML5 4QF

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## Offers Over £199,000

A well-proportioned three-bedroom end-terraced villa with driveway and private garden, located within the popular Ballochmyle Wynd development in Coatbridge.



The property is set beneath a hipped roof with an attractive exterior finished in facing brick at the base and smooth white render above, creating a modern and appealing frontage. To the side, a private driveway provides off-street parking, while to the rear there is an enclosed garden offering a safe and low-maintenance outdoor space, complete with turf lawn and a versatile outhouse which is floored and fitted with power – perfect as a workshop, hobby space or garden bar.



Internally, the accommodation is arranged over two levels. On the ground floor, a welcoming entrance hallway provides access to a convenient WC and leads into the bright and spacious lounge. The lounge benefits from a large front-facing window which floods the room with natural light, while patio doors at the rear open through to the fitted kitchen. The kitchen itself offers ample storage and worktop space, with access out to the garden.



**Home Report Valuation  
£20,500**

Council Tax Band D

EPC Rating C





On the upper level there are three bedrooms, two of which include fitted wardrobes, together with a family bathroom comprising three-piece suite with shower over bath.

The property further benefits from double-glazed windows and gas central heating.



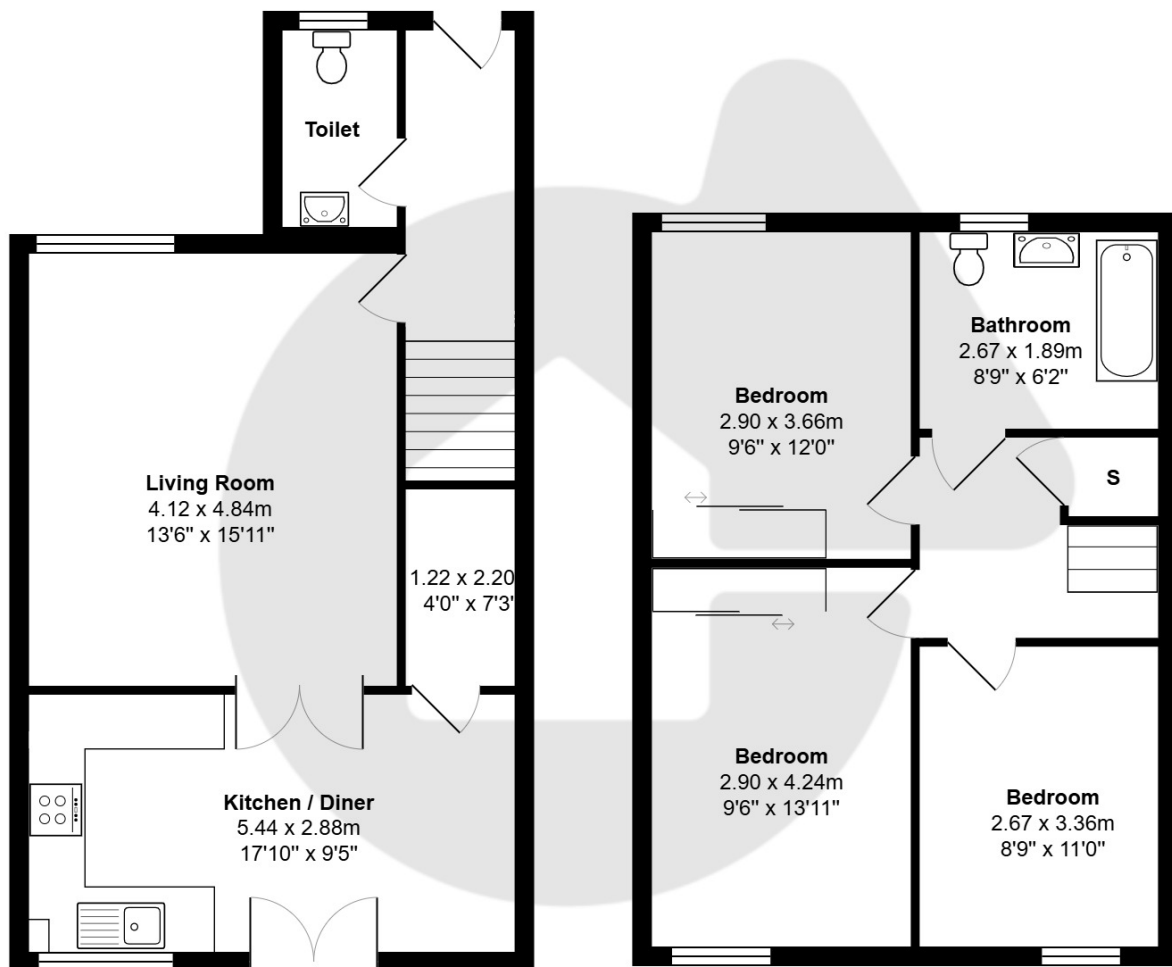
Ballochmyle Wynd is a sought-after modern development, well placed for access to a range of local amenities including shops, schools and leisure facilities. Coatbridge town centre is only a short distance away and provides excellent transport links by both road and rail, making it an ideal base for commuters travelling to Glasgow, Edinburgh and the wider central belt.



This property represents an excellent opportunity for first-time buyers, young families or professionals seeking a well-located home in a popular residential setting.

## Vendor Comments

*What first stood out about this property was the quiet setting and the amount of space on offer. The garden has been great as it's private and easy to maintain, and the outhouse has been a real bonus. The location has also been ideal, with shops, schools and transport links all close by.*



Total Area: 94.0 m<sup>2</sup> ... 1012 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Set within a popular modern development, Ballochmyle Wynd enjoys a convenient position close to everyday amenities and well-regarded schools. Coatbridge town centre offers a variety of shops, restaurants and leisure facilities, while Drumpellier Country Park is nearby for those who enjoy outdoor space. Excellent road and rail links make commuting to Glasgow, Edinburgh and across the central belt simple and efficient.







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