



AMARCO Estates are delighted to bring this 3 Double Bedroom, 2 Bath, 2 Public Room mid-terrace property to the market in the Townhead area of Coatbridge close to Drumpellier Country Park.

This large family home offers over 1200sqft of living space situated over two levels.

The property is entered via a main door to the front of the property which leads into a lower hallway. The ground floor accomodation is comprised of the Livingroom, Kitchen, Dining Room / 2nd Livingroom and Walk-in shower room. Stairs lead from the lower hallway to the upper landing where all Three Double Bedrooms and the Family Bathroom are located. There's also access to a partially floored Attic space for storage.

GROUND FLOOR

Lower Hallway

The lower hallway leads off to the Livingroom, Kitchen and downstairs Shower room. There's also a storage cupboard under the stairs.

Livingroom

The Livingroom is situated to the front of the property. This room is a generous size and features a Bay Window and modern decor.

Kitchen

The Kitchen is a brand new Magnet kitchen in white gloss with grey worktop. This space is configured in two halves with one half designated for wet (sink, washing machine, dishwasher) and the other for cooking an serving with an electric oven and gas hob. The combi-boiler is located in the kitchen and has a Hive Thermostat for temperature control.

Diner / 2nd Livingroom

This room is located off of the Kitchen and offers space for dining and for additional lounge space.

Downstairs Shower Room

The downstairs Shower Room features a walk-in double shower tray with chrome thermostatic shower, toilet and sink vanity. This room is finished in concrete grey wetwall with complimentary grey flooring.

FIRST FLOOR

Master Bedroom

The Master Bedroom is located to the front of the property and has two large windows which makes this a really bright and spacious room. The room is large enough to accomodate wall to floor full widthfitted wardrobes if desired.

Bedroom 2

This Double Bedroom is situated to the front of the property and comfortably fits a double bed, sides tables and storage wardrobes.

Bedroom 3

This room is also a generou double bedroom with plenty of space for wardrobes and side tables.

Family Bathroom

The Family Bathroom is accessed from the upper landing and ideally located to serve all 3 bedrooms. This room has a bath with chrome thermostatic overshower and finished in the same concrete grey wetwall and flooring as the downstairs Shower Room.

Attic Space

The Attic space provides generous storage for a family home of this size and is partially floored.

GARDENS

There are gardens to the front and rear of the property with the front garden offering the possibility for off-street parking and the spacious rear garden is access via patio doors from the Dining room area which is great for entertaining familky and friends. The garden is spacious enough to accomodate sheds / outbuildings.

AREA

Townhead is an established community which benefits from it's proximity to Drumpellier Country Park and is within the catchment area for St Ambrose High School which has an excellent reputation. The location is also very convenient for local ammenities including Blairhill Train Station which has park and ride facilities, Motorway Access to the M8 & M74 and walking trails.

Viewing of this property is highly recommended.

MORTGAGE ADVICE AVAILABLE



Total scanned area: 116 m²

Measurements Are Calculated By Callidex Technology. Deemed Highly Reliable But Not Guaranteed.

