



CLOSING DATE SET * FRIDAY 25TH OCTOBER AT NOON*

All enquiries formally and in writing to info@amarcoestates.co.uk

Situated in the desirable Cliftonville area, this large extended 3-bedroom semi-detached home is presented in show home condition. This property has been refurbished to an exceptional standard, with a unique layout and high-end finishes, this extensive property is truly one of a kind.

The property offers so much adaptable living space for any growing family. On the ground floor from entrance hallway, you will find a generously sized Lounge area which boasts many captivating features including a log burning fire adding warmth and style. It is the perfect spot for cost evenings with a loved one and family. Ample natural daylight floods this amazing room creating an amazing atmosphere.

Beyond the lounge, a delightful and expansive kitchen, diner and living space beckons. The kitchen and dining area is a chef's delight a generous amount of storage space to accommodate all your culinary needs. The open-plan design ensures seamless interaction between the kitchen and dining area, allowing for easy entertaining and family gatherings. Adjacent to the kitchen, an inviting family room provides an additional space to relax and unwind. Whether you desire a cozy movie night with the family or a quiet reading retreat, this versatile room meets all your needs. A separate utility room adds convenience to your everyday life, allowing for laundry tasks to be completed

discreetly and keeping your living spaces clutter-free. A downstairs WC seamlessly connects from the utility designed for everyday ease and convenience.

One of the unique aspects of this property is the generous double bedroom located on the ground floor, ideal for guests or as a private office space. Moving to the upper floor, you'll find two well-appointed double bedrooms with fitted wardrobes and a family bathroom providing comfort and convenience for the entire family.

Beyond the interior, this property continues to impress. The large side parkway can easily accommodate 4 cars, while the well-maintained front lawn adds a touch of elegance. The rear garden is a hidden gem, with a spacious feel, low maintenance garden and peaceful nooks scattered throughout, you'll have endless opportunities to relax, unwind. This property ticks every discerning buyers box it's not to be missed!

The local Primary School of St Patrick's is within a couple of minutes walking distance of the property and the new High School Campus of Coatbridge high is also a short walk away. Coatbridge Town Centre with its bars and restaurants are again within a very short walking distance as is the Faraday Retail Park and Time Capsule.

Transport links for the M8 Motorway are excellent for access to Glasgow and Hamilton in approximately 10 minutes and Edinburgh in approximately 30 minutes. Coatdyke Train station with its excellent links to Glasgow and Edinburgh is also close by.



TOTAL: 123 m²
 FLOOR 1: 78 m², FLOOR 2: 45 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², LOW CEILING: 2 m²
Floor Plan Created by Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.

