FREEHOLD

House - Semi-Detached (EPC Rating: D)

118 CRAIGEND DRIVE, KIRKWOOD, COATBRIDGE, ML5 5TQ

Offers over

£144,995

FEATURES

- 4 spacious Bedrooms
- Open-plan lounge and dining
- Master bedroom with en-suite
- Garage and front lawn

- 2 Bathrooms
- Large kitchen with side door
- Corner plot with driveway
- Semi-detached family home

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SWEET HOME

4 Bedroom House - Semi-Detached located in Coatbridge

Call us on

01236677500
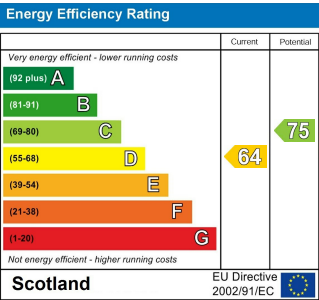
sales@sweet-home.co.uk

Caroline Morrison of Sweet Home is pleased to bring to the market the 3 storey semi Detached property Nestled in the desirable area of Craigend Drive, Kirkwood, Coatbridge, this charming semi-detached house offers a wonderful opportunity for families seeking a spacious and versatile home. Built in 1950, this property has been thoughtfully converted and extended over three floors, providing ample living space for modern family life.

Upon entering, you are greeted by a welcoming hall that leads to an open-plan lounge, bathed in natural light from the front window. The adjoining dining room features elegant French doors that open out to a delightful rear decking, perfect for entertaining or enjoying quiet evenings outdoors. The large kitchen, equipped with a window and side door, offers practicality and convenience for everyday cooking.

The upper level of the home comprises two well-proportioned bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the third floor, you will find two additional bedrooms, one of which is currently being utilized as a dressing room. The master bedroom boasts the luxury of an en-suite bathroom, providing a private retreat for relaxation.

Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Scotland — EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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