

# 14 St Leonards Walk

CARNBROE, COATBRIDGE, NORTH LANARKSHIRE, ML5 4TX



*Excellent two-bed semi, good condition, corner plot, ever-popular area of Carnbroe, Coatbridge, low maintenance and secure, south facing garden, detached garage*



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We are delighted to bring to the market this lovely two-bed semi-detached home. Beautifully set on a corner position within the ever-popular area of Carnbroe, Coatbridge. This lovely home is offered in great condition with the garage roof, boiler, house fascias and soffits all replaced last year, leaving the new owners little to do, except move in and start enjoying it.

# THE LOUNGE



The accommodation comprises a welcoming entrance hallway, leading to a spacious lounge, which, given its shape, would suit a range of furniture configurations. The focal point of the room is the electric fire and surround. The natural light flooding into the room from the twin aspect windows helps create a very appealing space to relax in.



# THE KITCHEN/DINER



The kitchen/diner is perfect for the home, finished in a range of light oak shaker-style units. Appliances include an electric oven, gas hob, freestanding fridge freezer, dishwasher, washing machine and tumble dryer. There's ample room for the dining table, and the patio doors help keep everything bright and lead out effortlessly to the secure rear garden. Freestanding appliances may be available by separate negotiation.







The tiled family bathroom is bright and fresh, finished in a modern white suite with an electric shower over the bath. There are two good-sized bedrooms in this lovely home, both have ample space for free-standing furniture and a bright and pleasing atmosphere. The home is kept warm and comfortable with double glazing and gas central heating. There's ample cupboard storage space throughout the property to help keep everything neat and clutter-free at all times.

## THE BATHROOM



# BEDROOM 1





# BEDROOM 2





The low-maintenance and south facing rear garden space is secure and child-friendly; on sunnier days, it offers a great place to relax, unwind, and enjoy a barbecue. Off-street parking is provided along with a solid garage/workshop, ideal for those who love to tinker with a hobby.

This great home would make an ideal buy for so many buyers, a couple, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is advised for anyone seeking a lovely home, set in an ever-popular family-friendly area.

# EXTERNALS

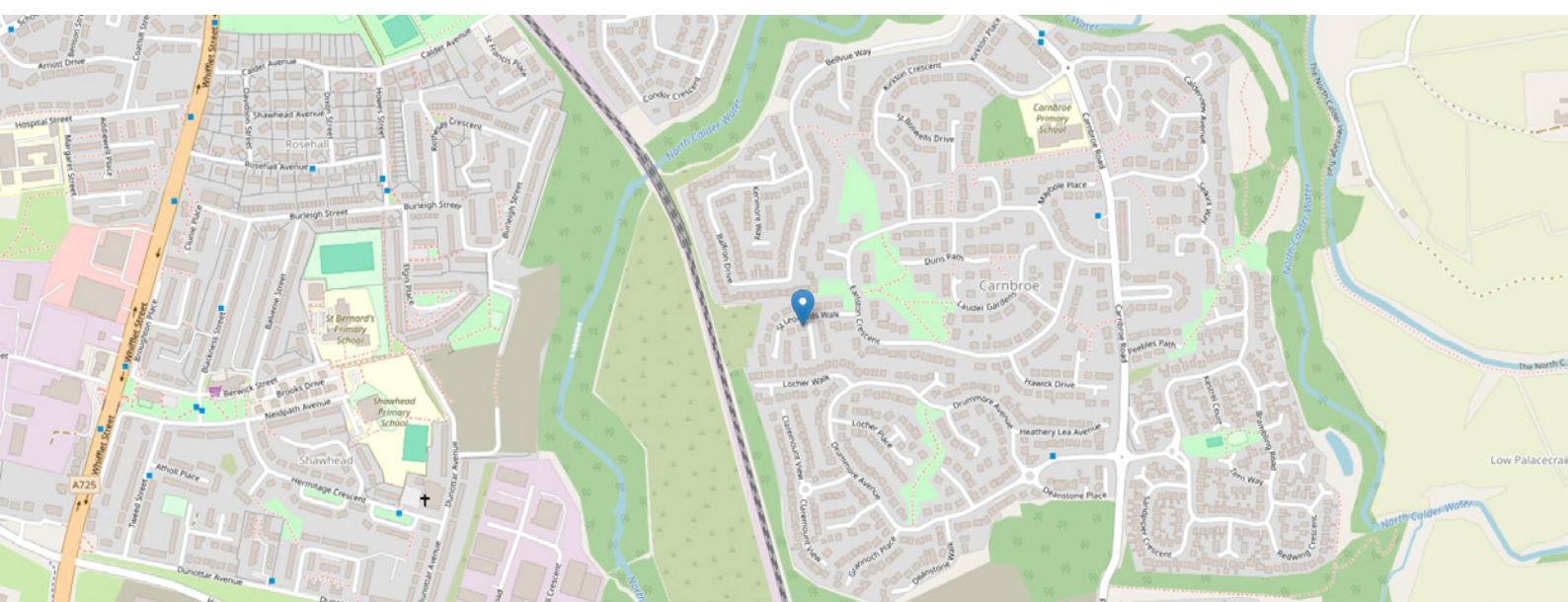




The floor plan shows a rectangular room divided into three main areas. On the left is a bathroom containing a bathtub, toilet, and sink. To the right of the bathroom is a large open space labeled 'Bedroom 1'. At the top of the plan is another large open space labeled 'Bedroom 2'. A central staircase with a railing connects the two bedrooms. The dimensions for each room are provided in both metric and imperial units.

Room	Dimensions (Metric)	Dimensions (Imperial)
Bedroom 1	2.85 x 4.44m	9'4" x 14'7"
Bedroom 2	2.85 x 3.48m	9'4" x 11'5"
Bathroom	1.70 x 2.05m	5'7" x 6'9"

Gross internal floor area (m<sup>2</sup>): 58m<sup>2</sup> | EPC Rating: C





# THE LOCATION

This lovely home is situated within the ever-popular Carnbroe area of Coatbridge. Nearby Coatbridge amenities include the Faraday Retail Park, which is home to many high street brands. Local residents can also entertain themselves at the multi-screen cinema and bowling alley, or stop by the town's various restaurants and bars.







For a family day out, pay the Time Capsule leisure facility a visit. As well as a waterpark, the centre is packed with a multitude of facilities, including ice skating, three cafés, a health spa suite and dry sports halls for playing everything from badminton to football.

Coatbridge is enviably located within easy travelling distance of several major Scottish cities and is well linked by railway and road. With motorway access via the M8, the town is easily commutable from Glasgow (nine miles), Stirling (twenty-two miles) and Edinburgh (thirty-eight miles). Coatbridge is served by six railway stations, including Blairhill, Coatbridge Sunnyside and Coatbridge Central. Regular services run from Blairhill station direct to Glasgow Central Station, every fifteen minutes. The town is conveniently situated for travel abroad, with the nearest airports, Glasgow Airport (twenty miles) and Edinburgh (thirty-one miles), not too far away.



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