



26 Sussex Grove, Glenboig, Coatbridge, ML5 2TR

Offers Over £305,000

- Beautiful Detached Family Home
- Open Plan Kitchen Dining
- Utility and Downstairs Wc
- Eco Friendly with Low Running Costs - Solar PV
- Walking Distance to Station
- 4 Double Bedrooms - Master with En-suite
- Spacious Front Facing Lounge
- South Facing Garden
- Excellent Transport Links and Nearby Amenities
- EER - B

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Nestled in the charming area of Sussex Grove, Glenboig, this beautiful house, offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The modern fixtures and fittings throughout the property reflect a high standard of design and functionality, making it a delightful place to call home.

The surrounding area of Glenboig offers a friendly community atmosphere, with local amenities and green spaces nearby, making it an excellent choice for families and professionals alike.

This property is not just a house; it is a place where memories can be made. If you are looking for a modern, spacious home in a lovely location, this detached house in Sussex Grove is certainly worth considering.



Council Tax Band: E



A huge amount of thought and care has gone in to creating this beautiful family home, with the present owners paying attention to every exacting detail to provide a warm and inviting family home. Internally the accommodation comprises reception hallway, an impressive lounge complete with feature wood panelling, a wonderful open plan dining kitchen, offering a selection of base and wall mounted units, integrated appliances including fridge, freezer, dishwasher, oven and gas hob. Off the kitchen is the convenient utility room and downstairs w.c with fitted storage. French doors from the kitchen afford access to the fantastic rear garden, with large south facing terrace. The spacious dining kitchen has a range of floor and wall mounted units in high gloss finish, complementary work surfaces, and integrated appliances including fridge, freezer, dishwasher, oven and gas hob. The kitchen leads through to a convenient utility, which has the downstairs W.C. off, complete with bespoke fitted storage.

On the upper level you will find four generous double bedrooms including the beautiful master suite with stylish en-suite shower room. All 4 bedrooms have in-built storage solutions, whilst the contemporary family bathroom, with tiled finish and 3 piece bath suite, completes the internal accommodation.

Externally the property benefits from a large level south-facing enclosed rear garden, with terrace and lawn, the perfect space to relax with friends and family and enjoy long summer nights.

Further benefits of this appealing home include solar PV panels, gas central heating, PVC double glazed windows, integrated garage, and 2 car private driveway. The favoured position of the property within the development provides a lovely open outlook to the countryside beyond. Immaculately presented throughout, this home will not be available for long, and an early viewing is imperative to avoid disappointment.

This beautiful property benefits from being close to a host of amenities. Superbly located for quick access onto M74 & M8 motorway with Glasgow city centre a short 15-minute drive. The area boasts several pre-school, primary and high schools, including Glenboig Primary, Chryston High School and Buchanan High School. Queens Gait is close to the Glasgow Fort Leisure Complex, and the excellent Drumpellier Country Park and The Seven Lochs Wetlands Park are also nearby. Gartcosh Station which is within walking distance from

the property, connects you to Falkirk Grahamston and Glasgow Queen Street. It also connects you to Cumbernauld, where you can get the train down to London, making commuting within both the central belt, and further afield, a breeze.

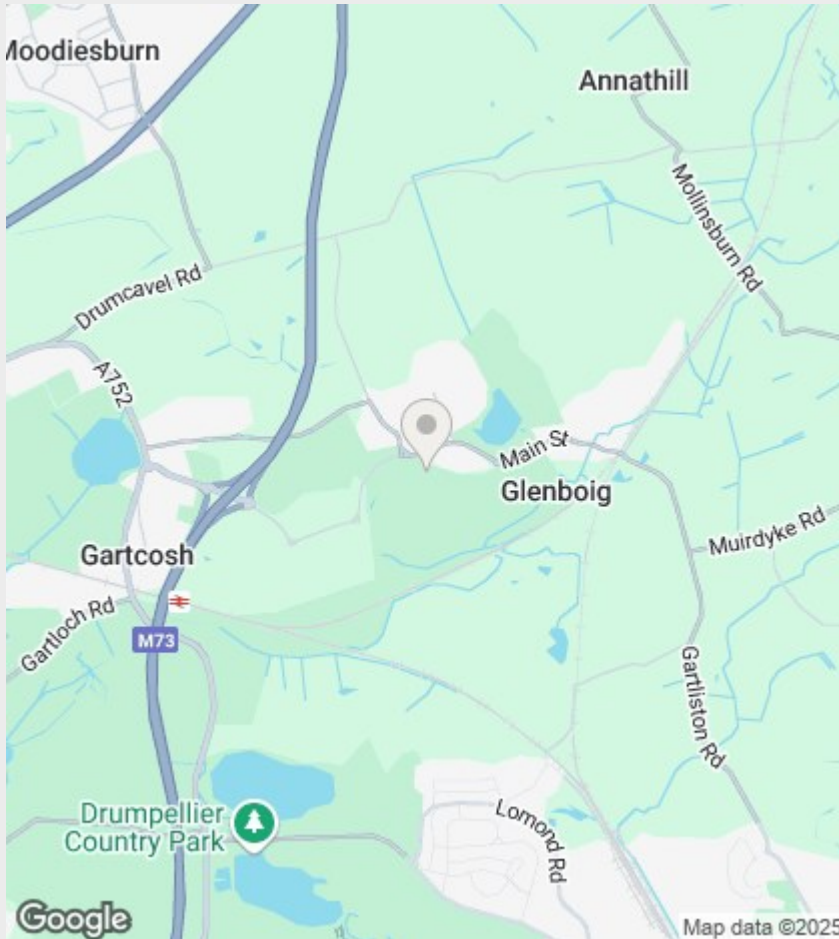
Home Report Available on Request

EER - B

Council Tax Band - E

Viewings Strictly by Appointment.

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

Viewings

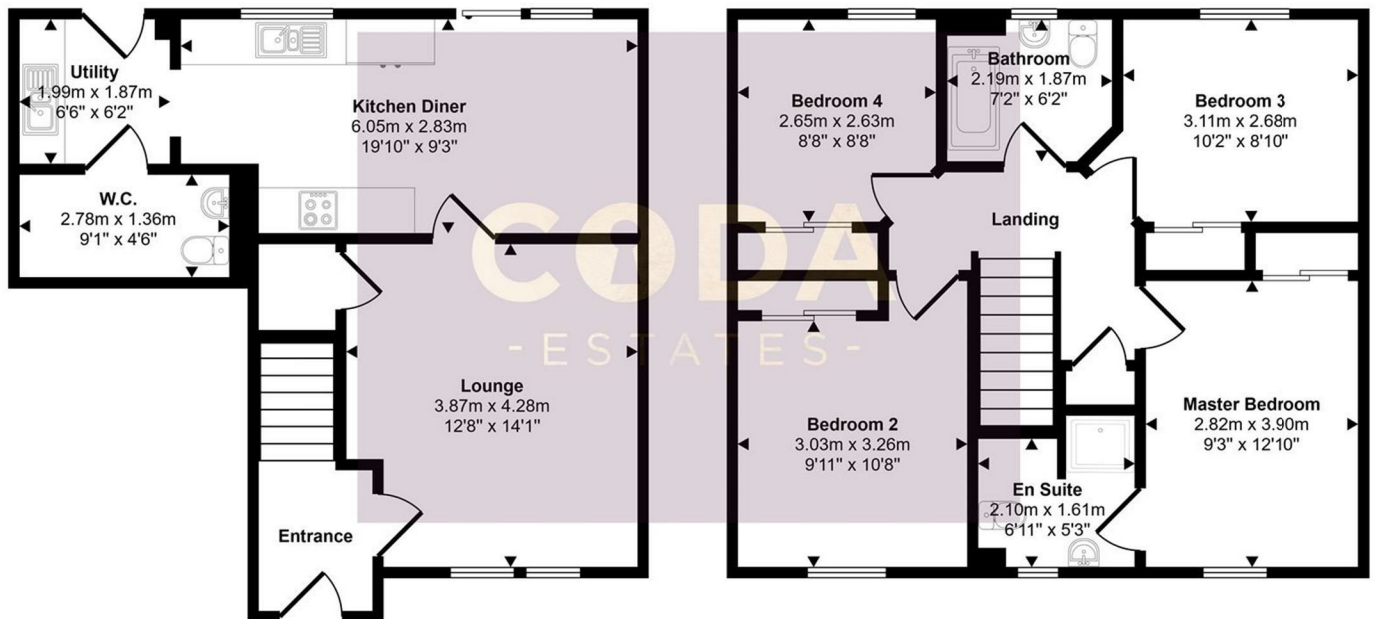
Viewings by arrangement only. Call 01417751050 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		

Approx Gross Internal Area
108 sq m / 1163 sq ft



Ground Floor
Approx 48 sq m / 516 sq ft

First Floor
Approx 60 sq m / 647 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.