



SEMI DETACHED VILLA

**50 SWINTON CRESCENT
COATBRIDGE
ML5 5SF**



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Easily maintained SEMI VILLA within the popular Kirkwood district situated on the edge of town and nearby local shops and schools including Old Monklands and St Monicas primary schools, a few minutes to Kirkwood Station. Also only a few minutes to the Town Centre, Faraday Retail Park and access to the motorway network.

Requiring a degree of modernisation and at present benefits from electric heating and double glazing.

Entrance hall, 21’ lounge/dining room with aspects to both front and rear, recessed storage cupboard below stairs, breakfasting kitchen overlooking rear garden with door to side.

First floor: main bedroom to front with single recessed wardrobe/storage cupboard, additional double bedroom to rear with two cupboards, bathroom comprising three piece suite.

The property is set amidst private gardens to front and rear. Driveway to side providing good off street parking and access to single car garage.

Measurements

LOUNGE/DINING

21’7 (6.60m) x 14’3 (4.35m) at its widest points

KITCHEN

11’4 (3.47m) x 9’0 (2.77m)

FIRST FLOOR

BEDROOM ONE

15’4 (4.68m) x 9’10 (2.99m) at its widest points

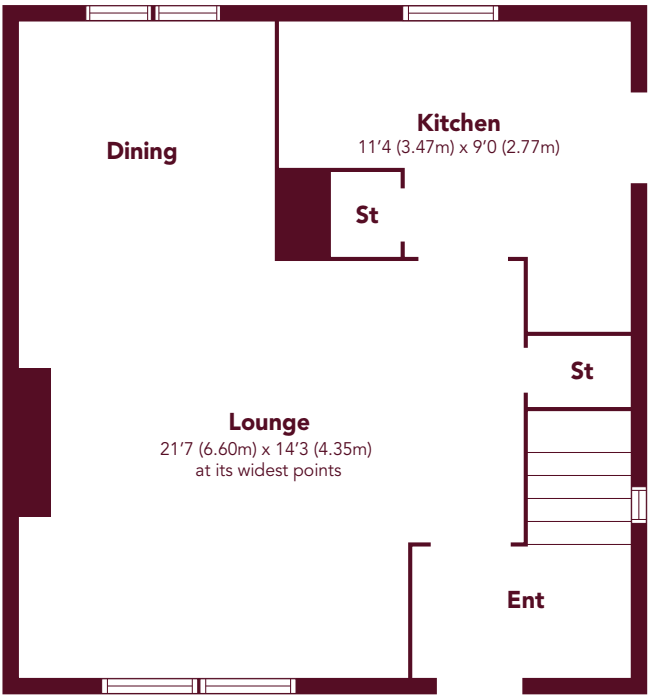
BEDROOM TWO

11’1 (3.38m) x 11’0 (3.36m)

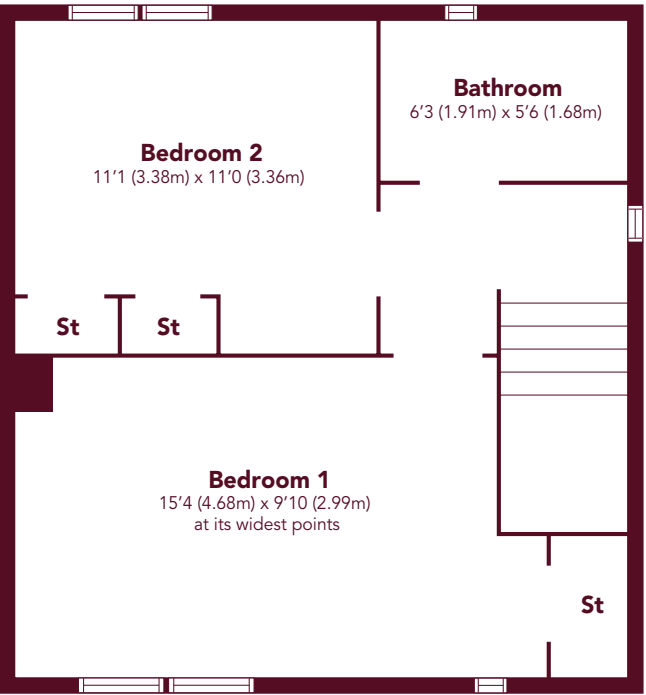
BATHROOM

6’3 (1.91m) x 5’6 (1.68m)

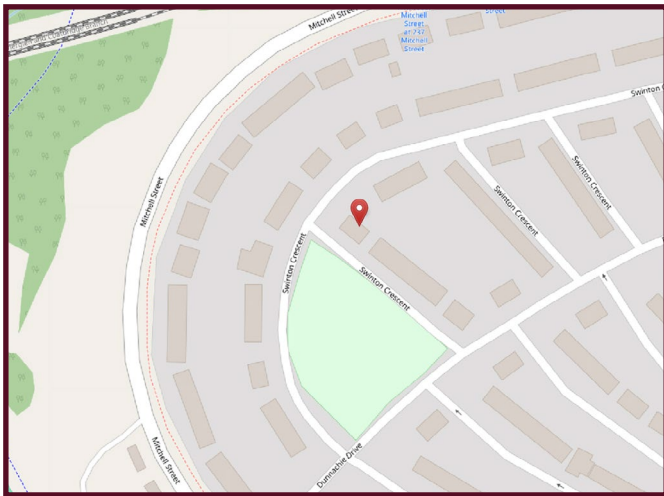
GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd 



Travel Directions

Traveling east along Glasgow Road toward the Town Centre past Woodside Care Home on right, turn right at the next set of traffic lights onto Woodside Street, under the railway bridge (Kirkwood Station on right), turn right onto Viewfield Road onto Mitchell Street, right onto Dunnachie Drive, first left onto Swinton Crescent and number 50 is on left.

Viewing

Strictly by appointment.

Please call our Property Department on 0141 204 2833

EPC

E

Council Tax

Band B.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



**FREE VALUATIONS
CONVEYANCING QUOTES**

Telephone Miller, Beckett & Jackson on 0141 204 2833 - Fax 0141 221 6349

Offices at 190 St Vincent Street, Glasgow G2 5SP and 1 Alexandra Avenue, Lenzie G66 6BE