

8 Crinan Crescent

TOWNHEAD, COATBRIDGE, LANARKSHIRE, ML5 2LG



*3 BED, SPACIOUS SEMI DETACHED HOME WITH
FRONT AND REAR GARDEN WITH GARAGE*



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McEwan Fraser Legal is delighted to present 8 Crinan Crescent to the market. This impressive three-bedroom semi-detached home offers a bright, contemporary interior with a fantastic open-plan layout, generous living space and private gardens, creating a home that is ready to move into and enjoy.

The entrance opens into a welcoming hallway, setting the tone for the fresh and well-presented accommodation throughout. From here, the main lounge is a particularly attractive space, with a large picture window allowing plenty of natural light to fill the room. Warm wood flooring adds character, while the feature fireplace creates a striking focal point.





Flowing through from the lounge is the superb open-plan kitchen, dining and family area, which forms the real heart of the home. The contemporary kitchen is fitted with a stylish range of grey units complemented by contrasting worktops and a modern tiled splashback. A central island incorporates the gas hob and provides additional workspace, while integrated appliances and generous storage complete the practical side of the kitchen. The open arrangement provides plenty of room for dining and everyday family life, with French doors opening directly onto the rear patio and creating an excellent connection between the house and garden.





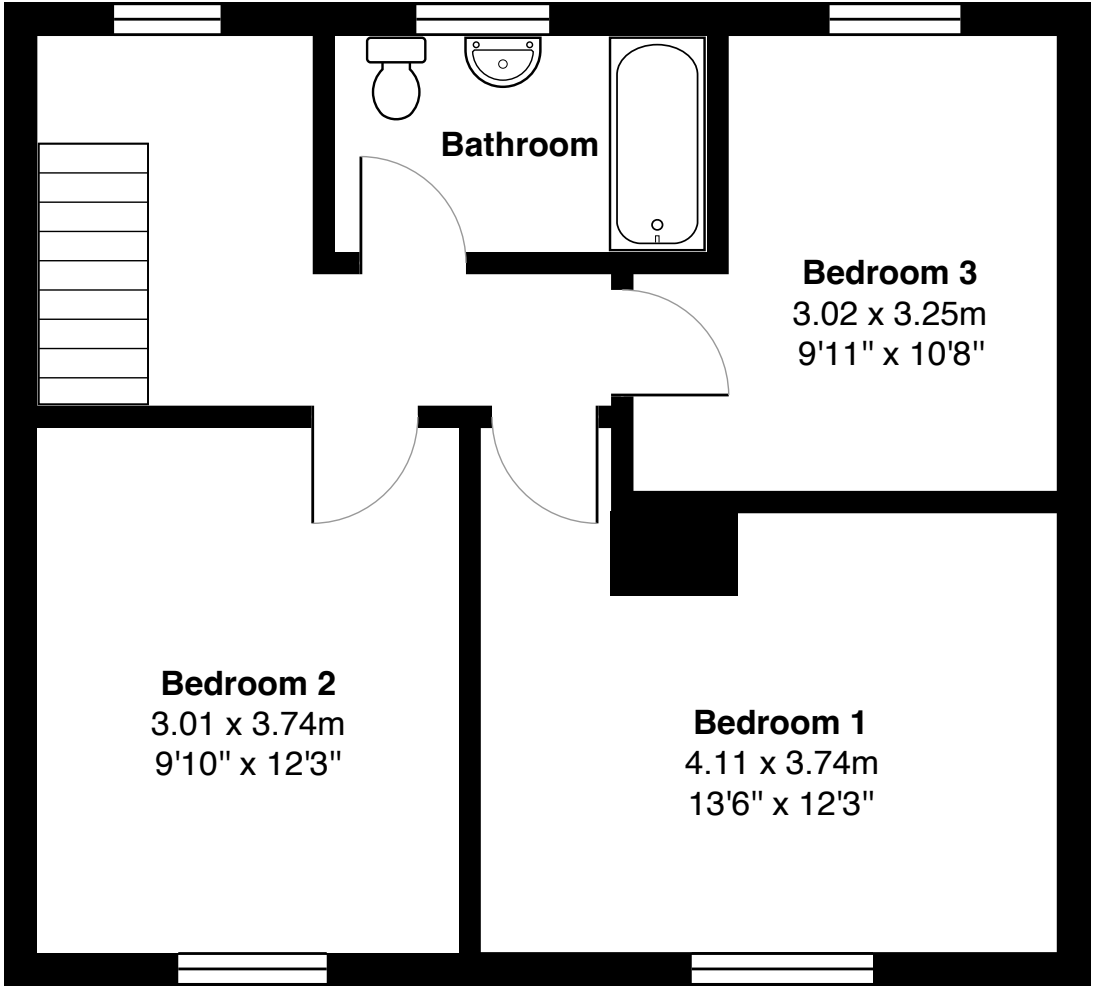
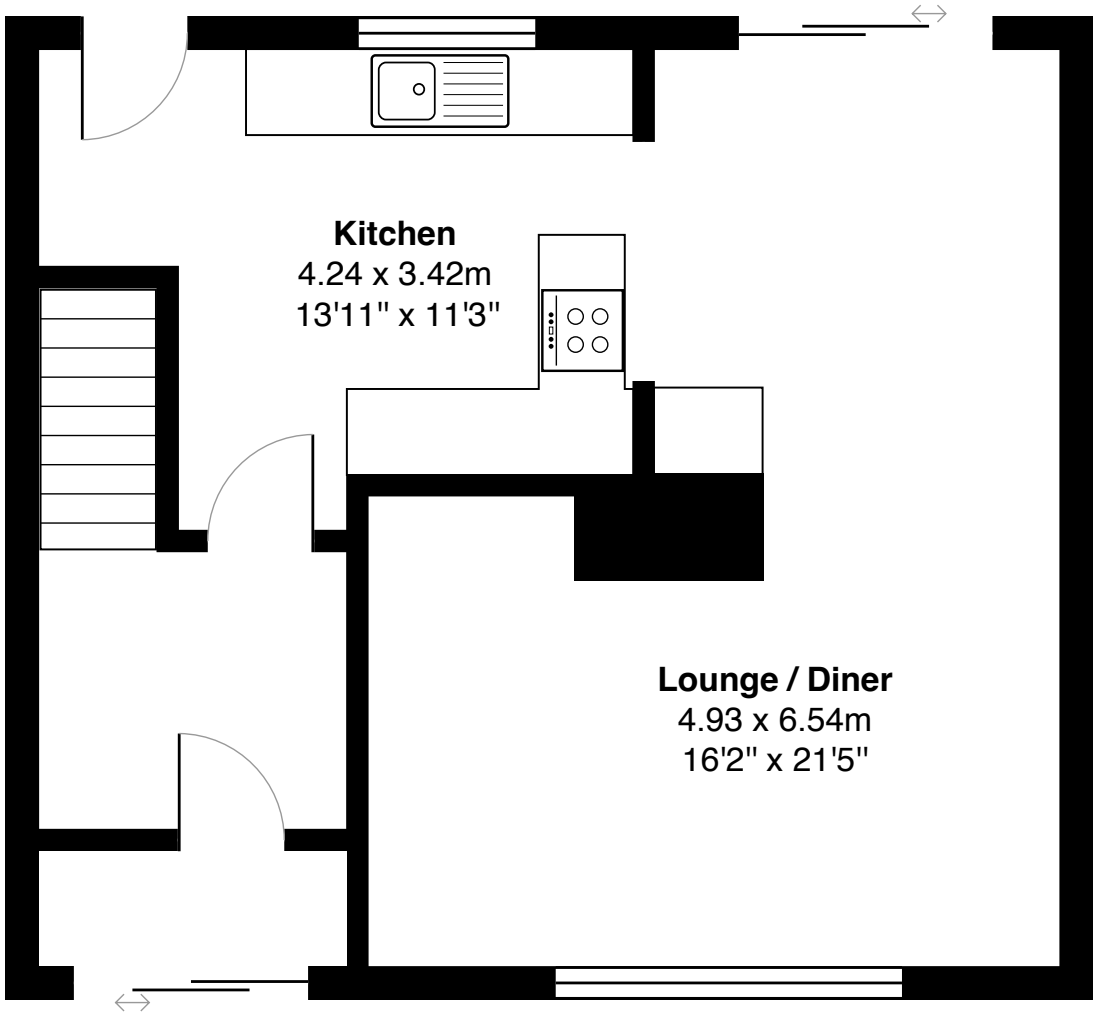
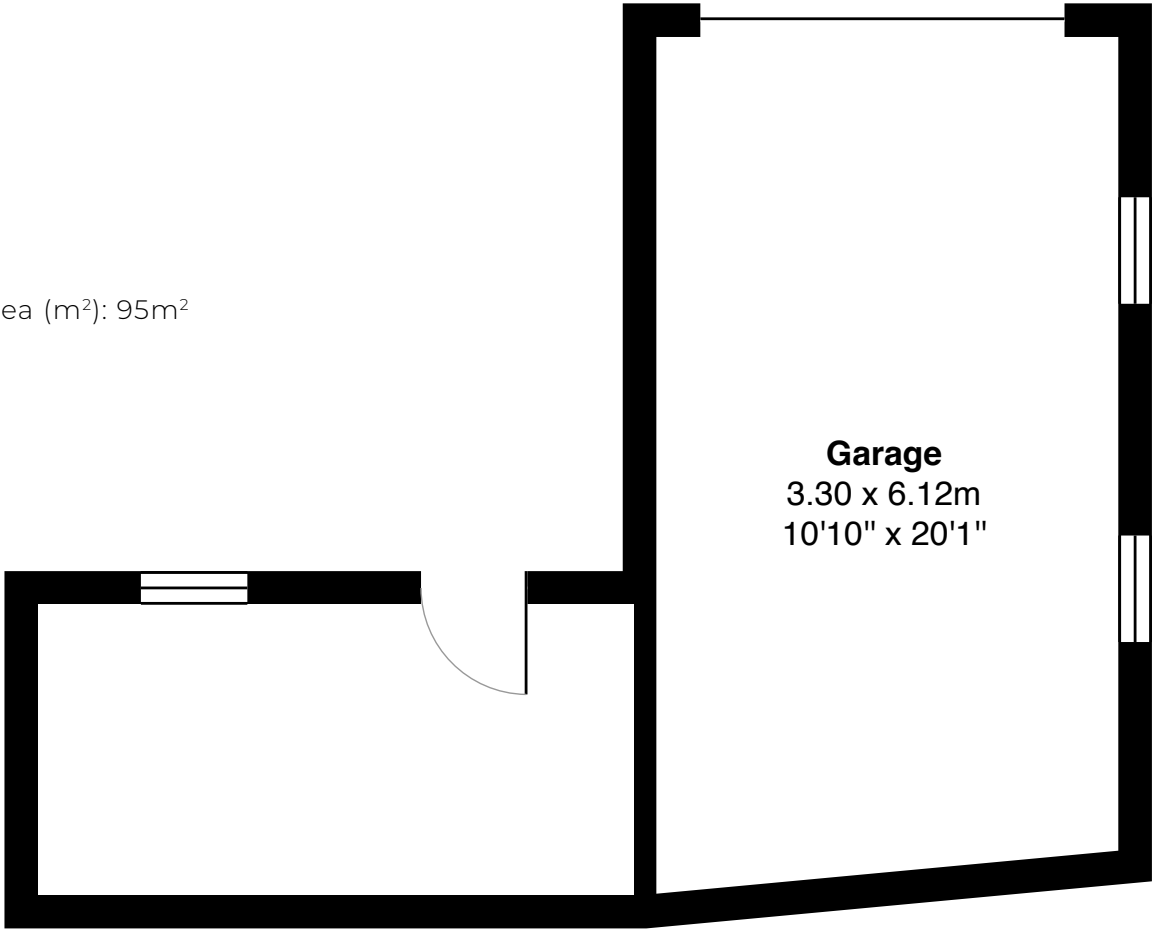
Upstairs, the landing provides access to three bedrooms and the family bathroom. The principal bedroom is a generous double with excellent floor space for additional bedroom furniture, while the second double bedroom is equally well proportioned. The third bedroom offers flexibility as a child's bedroom, guest room or dedicated home office. All three rooms are neutrally decorated, allowing the next owner to move straight in while still having an easy blank canvas to make their own.

The family bathroom has been finished in a bold contemporary monochrome style and includes a bath with glazed shower screen and shower above, WC and modern vanity unit with countertop basin. Chrome fittings and a heated towel rail complete the room.





Gross internal floor area (m²): 95m²
EPC Rating: D





Outside, the property benefits from private garden space to both the front and rear. The front has been designed with low maintenance in mind and provides a pleasant approach to the house. To the rear, French doors lead onto a substantial paved patio, ideal for outdoor seating, dining and entertaining, with steps continuing into the garden beyond. The rear garden also incorporates a lawned area and useful external storage, including a substantial detached garage/outbuilding.

With its spacious accommodation, modern finish and particularly appealing open-plan ground-floor layout, this is a fantastic home offering plenty of flexibility for couples, families and those looking for additional space to work from home.



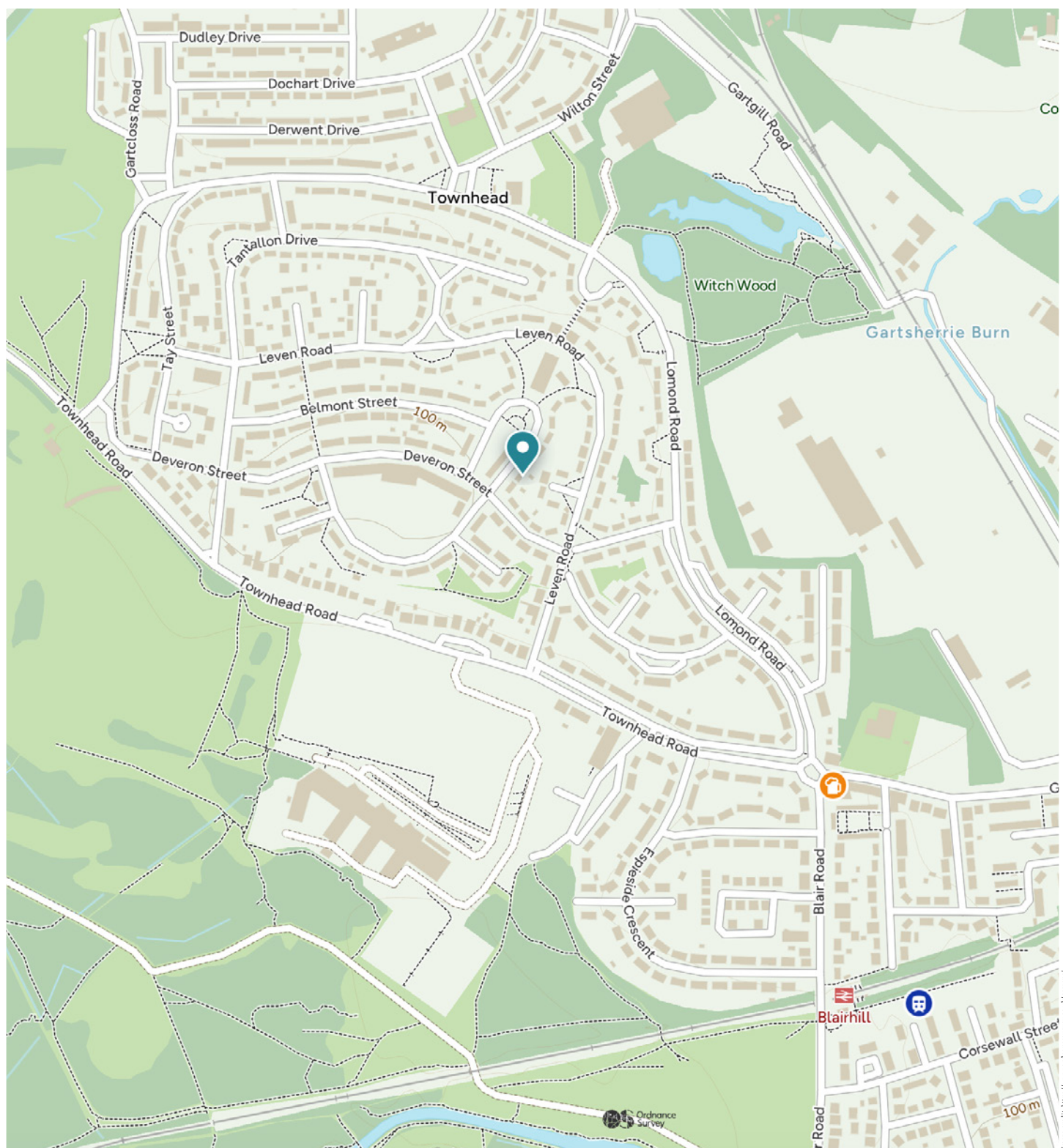
Crinan Crescent is situated in the Townhead area of Coatbridge, offering a convenient residential setting with amenities, schooling, and transport links all within easy reach.

Coatbridge provides supermarkets, retailers, cafés, and restaurants, with further shopping at Faraday Retail Park and Glasgow Fort.

The area is well placed for families, with local schooling, parks, and Drumpellier Country Park offering woodland walks, lochs, and cycling routes. Leisure facilities include The Time Capsule swimming pool, plus golf courses and gyms.

Commuters benefit from easy access to the M8, M73, and M74 motorways, providing connections throughout the central belt. Coatbridge has several railway stations with regular services to Glasgow and beyond, plus a local bus network.

Combining strong transport links, good amenities, and green space, Crinan Crescent is ideally placed for convenient access to Coatbridge and Glasgow.



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