



RESIDENCE

Havenbrook, 48 Lefroy Street, Blairhill, ML5 1NB

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## 4 Bedrooms | 3 Public Rooms | 2 Bathrooms

Occupying a desirable position on Lefroy Street, within the highly sought-after Blairhill area of Coatbridge, Havenbrook is an impressive traditional detached bungalow offering exceptionally spacious and versatile accommodation over two levels. Rich in original Arts & Crafts character, this distinctive home presents a fantastic opportunity to modernise a substantial property in one of the area's most established residential settings.

Owned by the same family since 1950, Havenbrook has been thoughtfully extended over the years and retains a wealth of charming period features, including beautifully crafted timber joinery, stained-glass detailing, elegant fireplaces, distinctive porthole windows and bespoke fitted dresser units. The impressive vaulted ceiling within the sitting room adds further character.

The flexible accommodation comprises a welcoming reception hall, formal lounge, dining room, spacious sitting room, dining kitchen, utility room, ground-floor double bedroom, study or optional fourth bedroom and family bathroom. Upstairs, there are two further bedrooms, including a generous principal bedroom with en-suite shower room.

While the property would benefit from modernisation, it offers considerable potential to create an exceptional family home while preserving its original character. Further features include gas central heating, double glazing, a security alarm system and substantial basement storage.

Externally, Havenbrook occupies private, enclosed grounds accessed through wrought iron gates, with established gardens, a generous driveway and substantial detached double garage providing excellent parking and storage.

Lefroy Street is a particularly desirable address within Blairhill, an established and highly regarded residential area popular for its attractive surroundings and convenient location. The property is ideally positioned for access to local amenities, schooling and transport links, including Blairhill railway station.



2174.30 sq ft | EER = D



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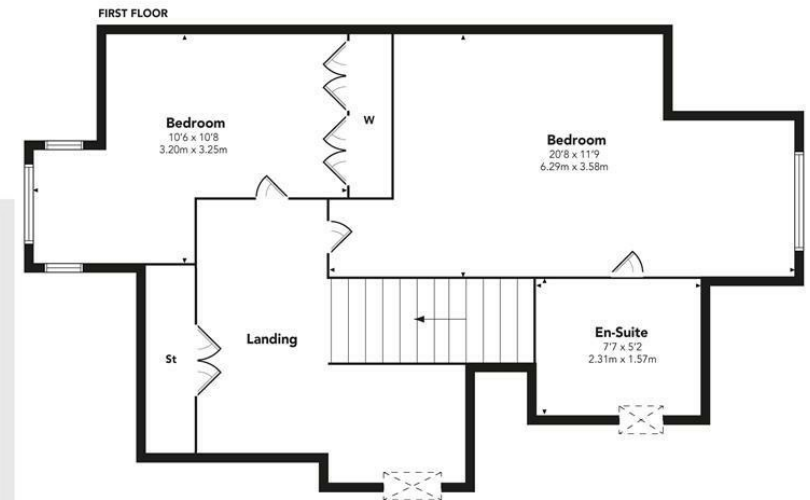
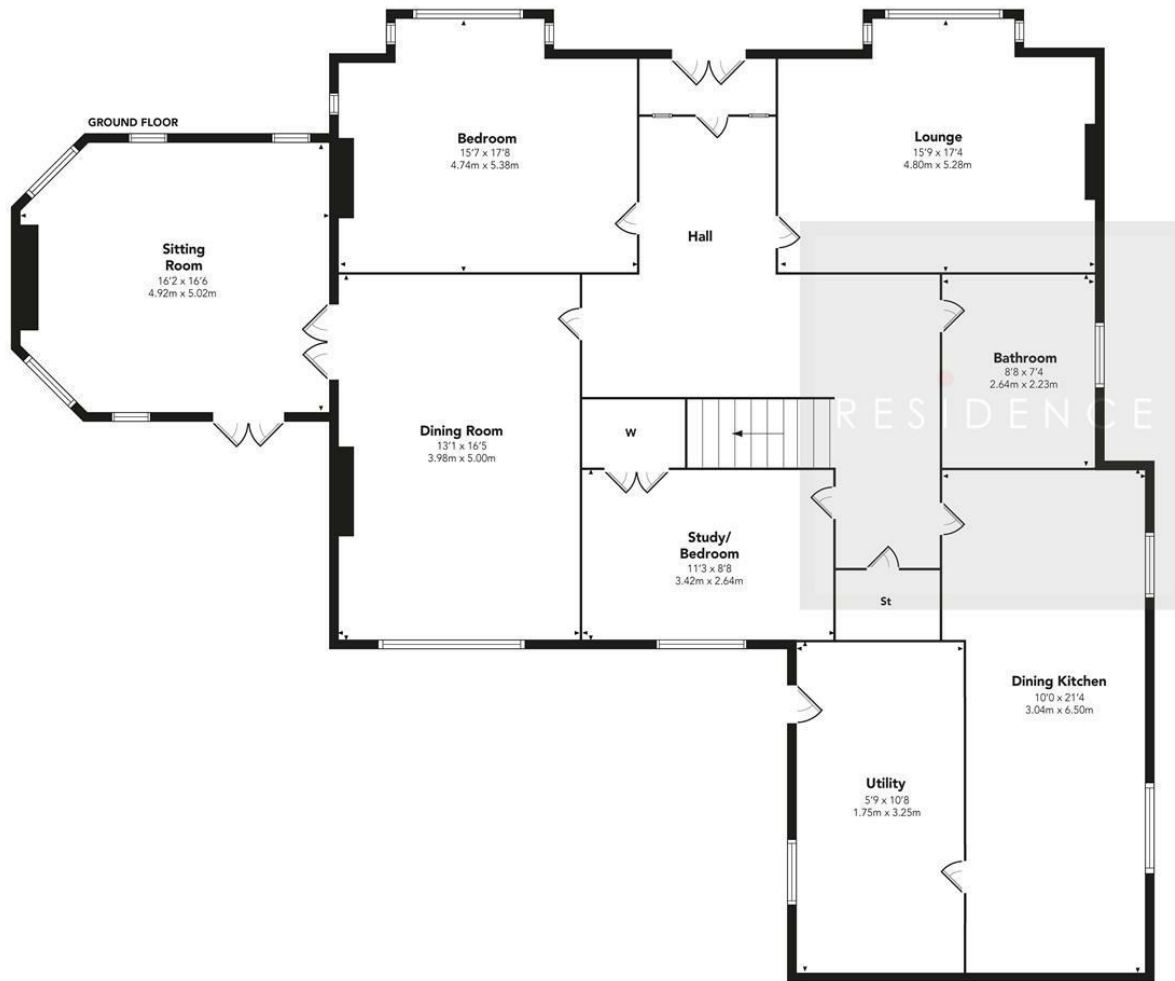




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# Lefroy Street



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.