

FREEHOLD



House - Detached (EPC Rating: D)

**2 BOWLING STREET, COATBRIDGE, ML5
1PP**

Offers over

£620,000



4 Bedroom House - Detached located in Coatbridge

Caroline Morrison of Sweet Home Scotland is pleased to bring to market this amazing villa in Bowling Street in Coatbridge. This remarkable Property offers a unique blend of historical charm and modern living, this sandstone property boasts an impressive 2,766 square feet of living space, making it an ideal home for families or those seeking ample room to entertain.

Upon entering, you are greeted by a magnificent hall that leads to a spacious lounge, perfect for relaxation or hosting guests. The ground floor features a generous double bedroom complete with a dressing area and en-suite bathroom, ensuring comfort and privacy. The large dining kitchen is a highlight, offering a welcoming space for family meals and gatherings, with direct access to the rear garden, enhancing the indoor-outdoor living experience.

The property comprises a total of four double bedrooms, each designed to provide a peaceful retreat and benefitting from its own en-suite bathroom, alongside a well-appointed family bathroom. Additionally, the property includes a self-contained studio annex, which presents an excellent opportunity for guests, a home office, or even rental potential.

Externally, the property benefits from a large garden, where foundations for a double garage have already been laid, although the construction remains incomplete. Furthermore, there are two plots at the bottom of the garden that previously had planning consent for two detached villas, offering potential for future development, should the new owner wish to explore this avenue, these will be available to purchase separately.

This exceptional property combines historical elegance with modern conveniences, making it a rare find in the Coatbridge area. It's sought-after location offers easy access to Blairhill Station, local shops, primary and secondary schools, as well as nurseries. Furthermore, the property enjoys excellent motorway links, making it an ideal choice for commuters. This property is sure to impress.

COATBRIDGE | C/O 1 MAIN ST, COATBRIDGE, NORTH LANARKSHIRE, ML5 3AJ



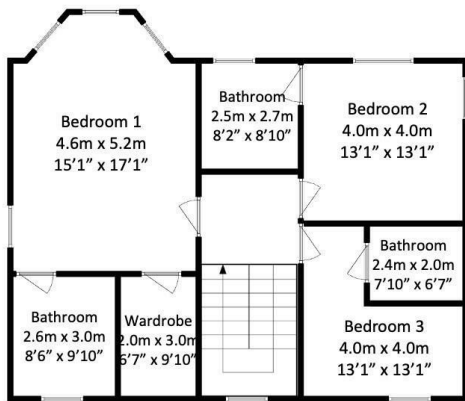
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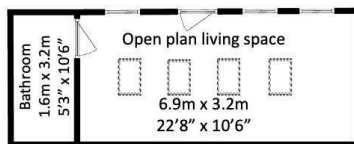
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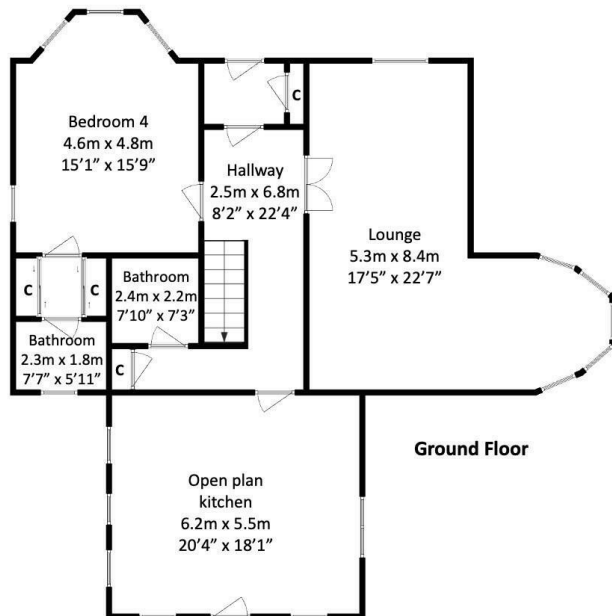
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First Floor



Annex building

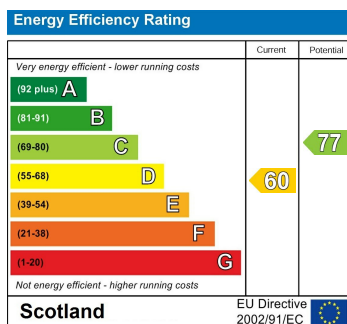


Ground Floor

Council Tax Band

G

Energy Performance Graph



Call us on

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<https://sweet-home.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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