

24 Crawhill Drive

BARGEDDIE, GLASGOW, G69 7FN



Stunning near new detached family home with four/five bedrooms and three public rooms in Coatbridge



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McEwan Fraser Legal is delighted to present this immaculate three-bedroom semi-detached family home, offering stylish, modern accommodation in true walk-in condition. Beautifully presented throughout, the property combines generous living space with practical family features, including a spacious living room, a well-appointed dining kitchen, an en-suite principal bedroom, two further double bedrooms, an integral garage, a double driveway, and a sunny south-west-facing rear garden. Further benefits include gas central heating, double glazing, and solar panels, helping to improve the home's energy efficiency.

THE LIVING ROOM



Internally, the accommodation is both generous and versatile across two well-appointed floors. On the ground floor, a welcoming entrance hallway leads immediately to a bright and spacious living room to the right. Adjacent to this is a flexible room currently serving as a fifth bedroom or home office, ideal for those working from home or requiring additional accommodation. To the rear, a comfortable family room provides a second lounge space, and it is worth noting that the living room and family room could easily be opened up to create one impressive, dual-aspect reception room, a fantastic opportunity to tailor the space to your needs.

BEDROOM 5



THE FAMILY ROOM

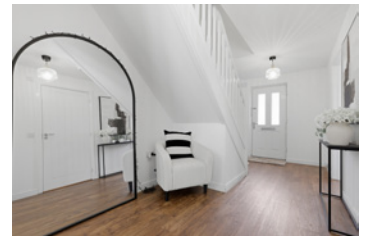


THE KITCHEN



The stylish, modern kitchen is also positioned to the rear and is fitted with a gas hob, integrated oven, integrated fridge freezer and washing machine, along with ample countertop and cupboard space throughout. French doors open directly onto the rear garden, flooding the room with natural light. A convenient WC completes the ground floor.





Upstairs, four generously proportioned double bedrooms are served by excellent bathroom facilities. The principal bedroom benefits from its own private three-piece en-suite, while bedrooms two and three share a beautifully appointed three-piece Jack and Jill en-suite, a highly practical arrangement for families. A three-piece family bathroom serves the remaining accommodation.

THE BATHROOM



BEDROOM 1



The principal bedroom benefits from its own private three-piece en-suite



BEDROOM 2



JACK & JILL EN-SUITE



BEDROOM 3



BEDROOM 4



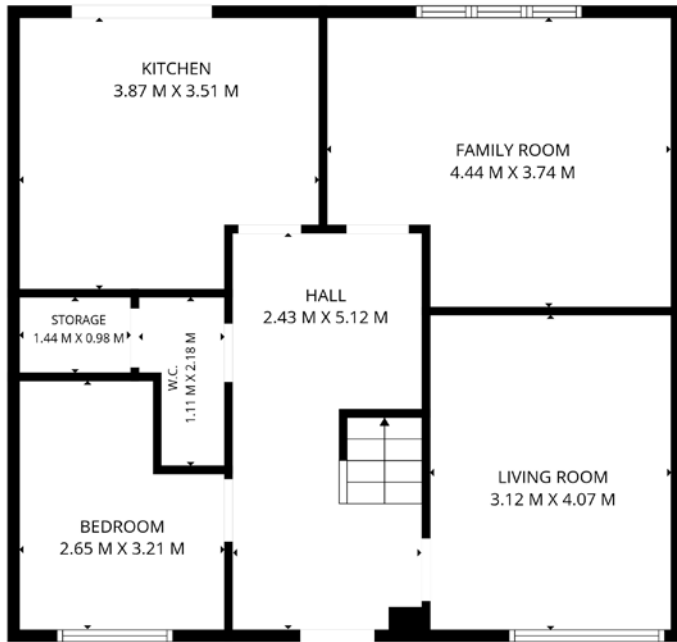
Externally, the property enjoys a substantial, private rear garden, perfect for families and entertaining alike, with dedicated parking spaces to the front.

Early viewing is strongly recommended. A property of this specification, condition and warranty status will not remain available for long.

EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 133m² | EPC Rating: B



THE LOCATION

Crawhill Drive is situated in Bargeddie, on the western edge of Coatbridge, placing residents within easy reach of a superb range of amenities while benefiting from a quiet, suburban setting. The area is predominantly characterised by modern detached homes, creating a pleasant and well-established residential environment ideal for families.





For day-to-day convenience, Coatbridge town centre is close at hand, offering a broad range of shops, supermarkets, restaurants and local services. The Time Capsule leisure complex, with its swimming pool and ice rink, provides excellent recreational facilities for all the family, while the nearby Showcase Leisure Park adds further entertainment options. For those who enjoy the outdoors, Drumpellier Country Park offers beautiful green space just a short distance away.

Families will be well served by the local schooling provision, with a selection of well-regarded primary and secondary schools in the area, including St Ambrose High School, St Andrew's High School and Coatbridge High School.

Transport links are excellent. Bargeddie railway station is within half a mile of the property, providing regular services into Glasgow city centre, while the surrounding road network offers swift access to the M8 motorway, connecting easily to both Glasgow and Edinburgh. Coatbridge itself benefits from multiple railway stations, making commuting throughout Central Scotland straightforward.



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