

19 Strathmore Walk, Coatbridge, North Lanarkshire, ML5 4HJ



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Lovely semi-detached house built in 1995 to a high standard with excellent finishes

Coatbridge 1 mile, Airdrie 3 miles, Hamilton 7 miles, M8 Newhouse 7.5 miles, Glasgow 12 miles, Edinburgh 36 miles

Attractive three-bedroom semi-detached modern house with an open plan lounge/dining room and a kitchen with conservatory off. Separate detached garage, Monoblock driveway and parking for two cars. Front and rear gardens.

Close to fields on the south side of Coatbridge and with easy access to the M8 and M73. This house is not particularly overlooked to the north (front of house) and its south-facing rear garden.

The house is just around the corner from St Stephen's Primary School and Nursery and is within walking distance of secondary schools including Coatbridge High School. Tesco Express, a pharmacy and open fields to the south of Coatbridge are within walking distance. There is good access to Drumpellier Country Park and Golf Course, Baillie Moss wood and Gartsherrie Woods as well as Barrbridge Leisure Centre cinemas and restaurants and the Coatbridge campus of New College Lanarkshire. Nearby there are also footpaths/cycle paths that follow along Monkland Canal and local countryside.

Gas central heating and double glazing.



The rear patio and conservatory catch the sun most of the day, especially the midday and evening sun. The front cover picture shows the house for sale on the left.

Offers over £115,000
Council Tax band C

Home Report value £120,000


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



Conservatory



Kitchen



Lounge



Dining room



ACCOMMODATION
GROUND FLOOR

Entrance door (N) hallway 5.2 x 0.85m
Staircase to first floor, ornate laminate floor.

Lounge (N) 4.58 x 3.91m
Open plan with dining room.

Dining room (S) 2.93 x 2.82m
Laminate floor.

Kitchen (S) 2.95 x 1.93m
Fitted kitchen with marble worktops, sink with drainer, Indesit cooker with gas hob, tiled floor and walls.

Conservatory (S, W & W) 3.36 x 2.5m
Tiled floor, door to patio and garden.

Garage 5.0 x 3.0m
Concrete floor.

FIRST FLOOR

Landing 2.4 x 2.3m
Wall cupboard and staircase.

Bathroom (E) 2.05 x 1.82m
Bath, WC, wash hand basin.

Bedroom 1 (N) 4.28 x 2.46m
Wall cupboard. Outlook over street without houses overlooking.

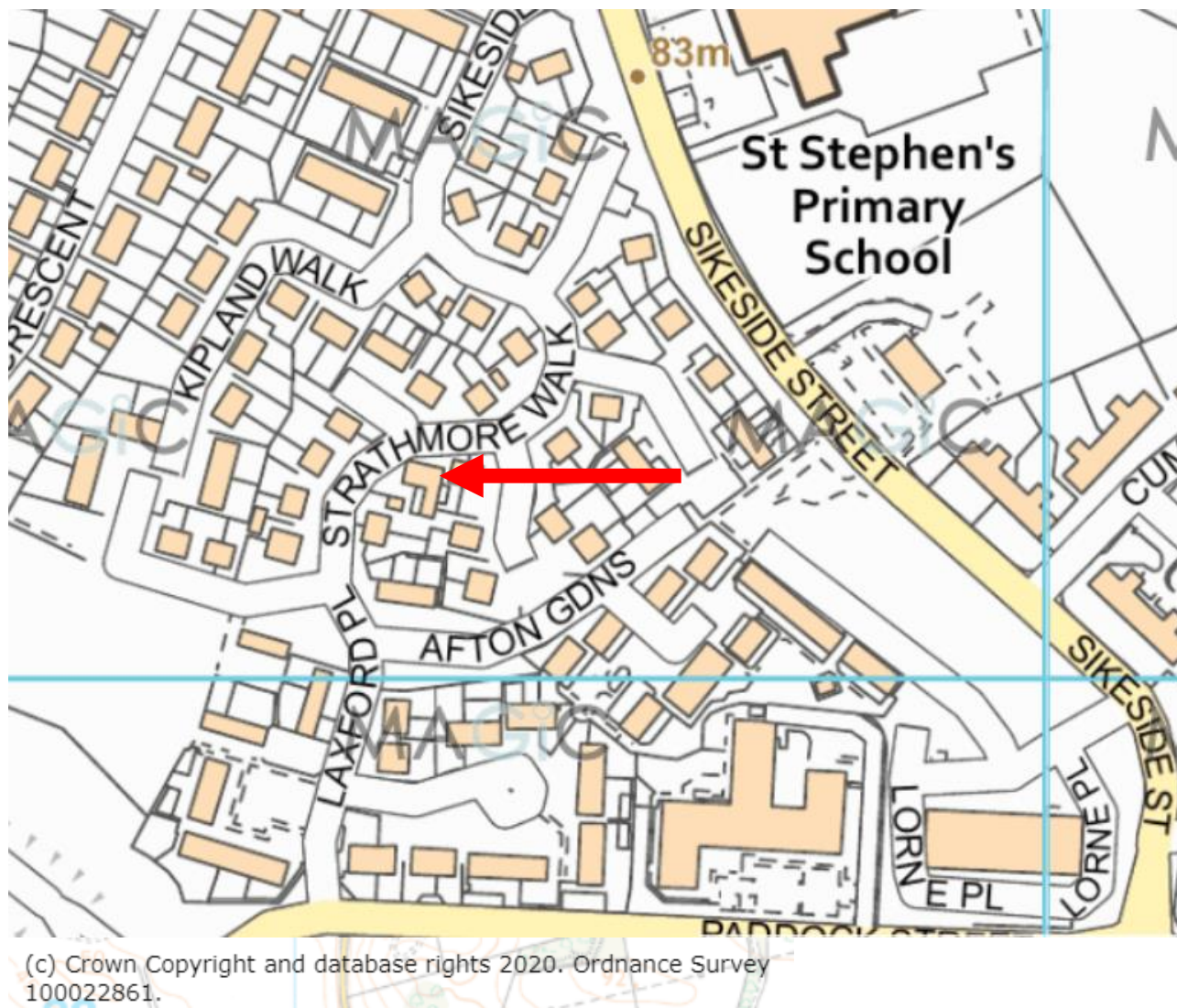
Bedroom 2 (S) 2.74 x 2.24m

Bedroom 3 (S) 2.27 x 2.29m

Attic
Partly glazed and insulated.







Directions

From the M74: Exit at Strathclyde Country Park north. Take the A725 link road up and over the M8. Take the third right onto School Street. Take the seventh on the right at a roundabout onto Sykeside Street and the second on the right opposite St Stephen's Primary School into Sykeside Place. The road veers to the left onto Strathmore Walk. Go straight on. Turn next right (opposite a sign saying Thornkip Place) and the house for sale is the third house on the left with a Strathmore Place sign just opposite and beyond the house on the right.



From Glasgow: Take the M8 out and under the A8 to Stirling. Go past the Barrbridge Leisure Centre and exit left at the next junction signposted A725 to Coatbridge. Continue as above taking the third right into School Street.

From Edinburgh: Take the M8 and exit at junction 6 Newhouse. Follow the A8, going through two roundabouts, and turn right onto the A725. Follow directions as from the M74 above.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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