

9 DUNNOCK PLACE, COATBRIDGE, LANARKSHIRE ML5 4US

OFFERS OVER £299,995

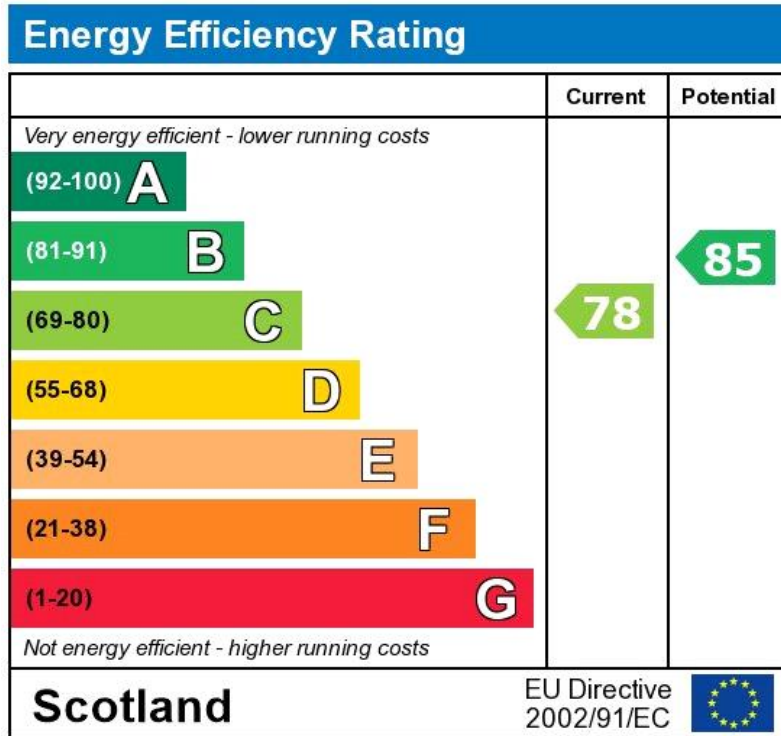


PROPERTY REFERENCE CODE: RS0002

9 DUNNOCK PLACE, COATBRIDGE, LANARKSHIRE ML5 4US

Dunnock Place, Carnbroe, Coatbridge.

- 5 BEDROOMS
- ENSUITE BATHROOM
- FREE STANDING TUB
- ENSUITE SHOWER
- LANDSCAPED GARDENS
- DOUBLE DRIVEWAY
- PANTRY
- UTILITY ROOM



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Coats & Hall Estate Agents are excited to present to the market this fantastic five bedroom modern detached family home, laid out over three floors, offering a flexible and spacious living environment.

The property is presented in walk-in condition having been finished to a very high standard throughout with fresh, contemporary décor and quality floor coverings. The layout is spacious and versatile with features such as gas central heating and double glazing.

The villa comprises welcoming reception hallway, bay windowed lounge, family room, dining room, contemporary kitchen diner, laundry room, cloakroom/wc and pantry. On the first floor level there are three double bedrooms including master bedroom with dressing area and en-suite shower room, as well as a beautiful and fully tiled bathroom with free standing tub. The second floor level boasts a further two double bedrooms and additional shower room.

A minimal maintenance front garden is immaculately kept having been recently landscaped with freshly laid artificial turf and a double width mono-blocked driveway. The gardens to the rear are established with lawns, patio area and secure surrounding timber fence. The fully enclosed rear garden has been thoughtfully configured with space to host an outbuilding which contains a small bar which is fun and great for entertaining.

The property is perfectly positioned within Dunnock Place, a small child friendly cul-de-sac occupying the much sought after 'Stewart Milne' development which is situated within the quaint village of Carnbroe.

Carnbroe is directly accessed from the eastbound-A8, and provides a relaxing and convenient alternative to inner-city living, yet is just a mere 20 minutes drive away from Glasgow City Centre and 45 minutes from

Edinburgh. Carnbroe is ideally placed for the Faraday Retail Park, Time Capsule leisure centre, Drumpellier Golf Course and of course, the ever popular Drumpellier Country Park. With great motorway links only minutes away and Scotland's airports within short driving distance, Carnbroe perfectly combines quiet, modern living with travel convenience for both business and pleasure.

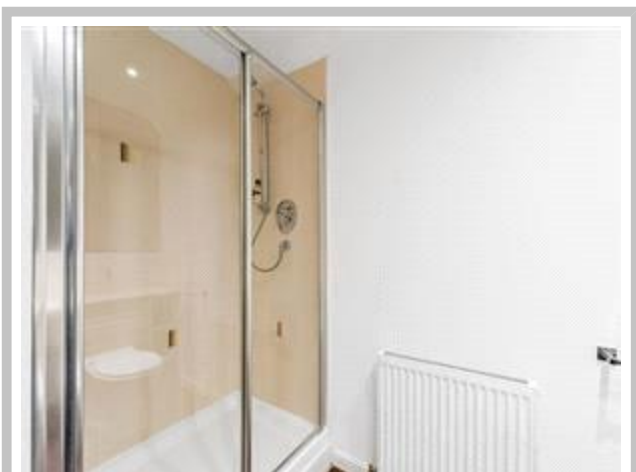
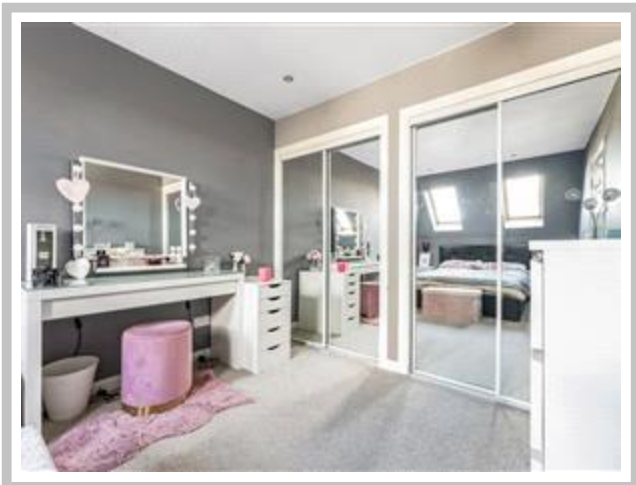
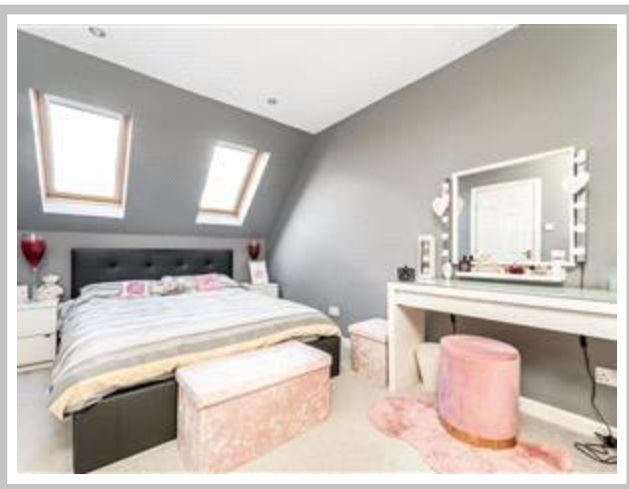
Council Tax Band: Ask Agent.
Tenure: Freehold

Living room Lounge	w: 3.4m x l: 5.66m
Dining	w: 2.6m x l: 3.84m
Kitchen	w: 3.94m x l: 3.99m
Kitchen Laundry room	w: 1.7m x l: 1.88m
Kitchen Pantry	w: 2.68m x l: 1.49m
Cloakroom WC	w: 0.77m x l: 1.7m
Play Play room	w: 2.63m x l: 3.23m
Bedroom 1 Master bedroom	w: 3.4m x l: 4.03m
En-suite Master en-suite	w: 2.53m x l: 2.03m
Bedroom 2	w: 2.68m x l: 5.42m
Bedroom 3	w: 3.01m x l: 2.77m
Bathroom	w: 2.49m x l: 2.03m
Bedroom 4 Floor 3	w: 3.4m x l: 4.53m
Bedroom 5 Floor 3	w: 2.68m x l: 4.58m











TENURE: We have been advised by the Vendors the property is Freehold. It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.