



Longniddry Gardens, Newarthill, Motherwell

Offers Over £299,995 Freehold

4 bedroom detached house for sale

Description

Coats & Hall Estate Agents are delighted to present to the market this understated and impeccably well finished, four bedroom detached family home.

The property is presented in walk-in condition and boasts fresh, contemporary décor and quality floor coverings. The layout is both spacious and well-thought-out, perfect for modern living.

The accommodation comprises welcoming reception hallway, living room, generously sized family lounge, further reception room currently used as an office space, eat-in kitchen-diner and cloakroom/wc.

On the first floor level there are four well-sized double bedrooms including master bedroom with its very own, seldom seen 'Jack & Jill' en-suite shower room. There is a further en-suite shower room from bedroom 3 and family bathroom, perfect for larger families.

A minimal maintenance rear garden is immaculately kept having been recently landscaped with freshly lain artificial turf as well as patio and decked area which is surrounded by secure timber fencing. A rear gate leads to a detached garage and monobloc driveway, which provides more than adequate parking. A major benefit is just how private this villa is, being overlooked by no other neighbouring properties.



Built circa 2017 by Taylor Wimpey Homes and set out in the 'Hume' house style, this accommodation occupies an enviable plot and is perfectly positioned within Longniddry Gardens as part of the ever popular 'Torrance Park' development.

'Torrance Park' 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. The property is ideally placed for a number of local amenities, including the nearby Bell Quadrant Shopping Centre and the Torrance Park Golf Course. Also, nearby is the ever popular Strathclyde and Drumpellier Country Park's, perfect for family outings. With great motorway links only minutes away and Scotland's airports within short driving distance, Torrance Park perfectly combines quiet, modern living with travel convenience for both business and pleasure.

The accompanying floor plan shall provide you with a detailed layout of this well finished and comfortable home, however we recommend viewing to appreciate the quality of finishings and the convenient setting that's on offer.

To register interest in this property, please call Coats & Hall Estate Agents on 0141 266 0616 or email your enquiry to hello@coatsandhall.co.uk.

Council Tax Band: Ask Agent.
Tenure: Freehold

Tenure
Freehold



FLOOR 1



FLOOR 2

TOTAL: 124 m²
 FLOOR 1: 56 m², FLOOR 2: 68 m²
 EXCLUDED AREAS: LOW CEILING: 10 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Viewing by appointment only
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