

Fred.

ESTATE AGENTS

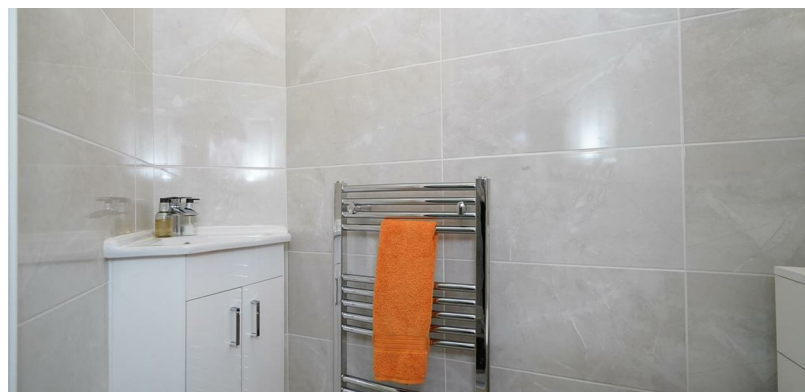


32 Higherness Way

Coatbridge

Offers over £195,000







Located within a popular development in Coatbridge and providing well appointed accommodation over two levels, lies this stunning three bedroom detached villa.

This beautifully presented and most impressive three bedroom detached home has been completed to a high standard with tasteful decoration throughout and is in true walk in condition making it an ideal family home. Set over two levels with the ground floor comprising of a beautiful welcoming entrance hall, a stylish fully tiled WC, a stunning front facing lounge which leads to a spacious modern kitchen/dining area with french doors out to the rear garden.

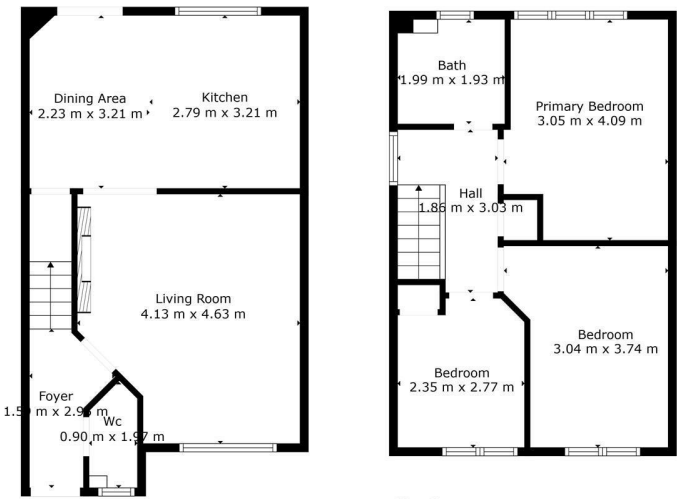
On the upper level you will find a beautiful fully tiled family bathroom consisting of WC, vanity basin and bath with overhead rainfall shower, three good size bedrooms, all of which have laminate flooring and storage space. The property is further enhanced with gas central heating, double glazed windows, driveway allowing for off street parking and a fully enclosed spacious low maintenance rear garden complete with limestone paving.

Ideally located in Coatbridge, the property is just moments away from a variety of shops, amenities, and recreational facilities. Kirkwood Train Station is nearby, making commuting to nearby towns/ cities convenient. Also located within easy reach to the M8 motorway providing links to the busy central belt.

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

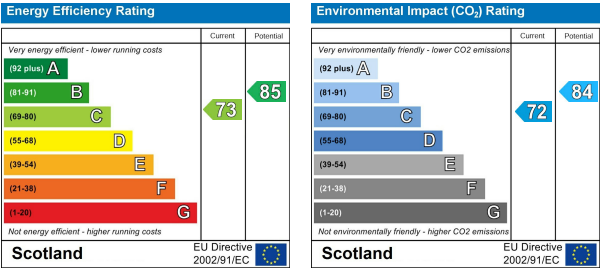


Floor 1

Floor 2

TOTAL: 82 m2
FLOOR 1: 42 m2, FLOOR 2: 40 m2

Energy Efficiency Graph



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