



Client of Countrywide
2 Balfon Place, Carnbroe, Coatbridge, ML5 4FJ



Countrywide

Estate Agents



The property on offer comprises a well presented modern detached villa located in a quiet cul-de-sac in a private estate within the Carnbroe area of Coatbridge. The accommodation on offer extends to entrance hallway, lounge, dining kitchen, utility room, cloaks/w.c and additional sitting room (garage conversion). Upstairs there are four double bedrooms, master en suite shower room and family bathroom. The property has gas central heating, double glazed windows and private enclosed rear gardens. In addition there is a monobloc driveway providing parking for a number of cars.

Coatbridge has a good selection of shops and schools and the Carnbroe area gives quick easy access to the M8 motorway for commuting to Glasgow or Edinburgh.



Lounge



Dining Area

Entrance Hallway

Front door access. Laminate floor. Staircase leading to upper apartments. Central heating radiator.

Lounge **14'11" x 13'5" (at widest point)**

Located off hallway with window formation to front. Laminate floor. Decorative coving. Central heating radiator.

Sitting Room **18'1" x 7'11"**

Located off hallway with window formation to front. A second public room formed from converted garage. Carpeted. Decorative coving. Central heating radiator.



Kitchen



Bedroom One

Dining Kitchen 19'6" x 10'11" (narrowing to 9'1")

Located off lounge with window formation to rear and door formation leading to gardens. Comprising a range of wall and base storage units. Complementary worktop surface. Sink unit and drainer. Under stairs storage cupboard. Space for dining table and chairs. Central heating radiator.

Utility Room 6'0" x 4'0"

Located off kitchen with door to rear leading to gardens. Sink unit and drainer. Plumbing for washing machine.

Cloaks/W.C

Located off utility room with w.c and wash hand basin. Central heating radiator.

Upper Hallway

Carpeted. Access hatch to loft storage area. Tank/linen cupboard.

Bedroom One 11'6" x 10'3"

Master double bedroom with window to front. Carpeted. In-built fitted wardrobes. Central heating radiator.

En Suite Shower Room

Located off master bedroom with window to front. Comprising shower cubicle, w.c and wash hand basin. Central heating radiator.

Bedroom Two 10'3" x 9'10"

A double bedroom with window to rear. Carpeted. In-built fitted wardrobes. Central heating radiator.

Bedroom Three 10'7" x 8'1"

A double bedroom with window to front. Carpeted. In-built fitted wardrobes. Central heating radiator.

Bedroom Four 10'7" x 8'1"

A double bedroom with window to rear. Carpeted. In-built fitted wardrobes. Central heating radiator.

Bathroom

Family bathroom with window to rear. Comprising a three piece bathroom suite. Central heating radiator.

Heating

The property benefits from gas central heating.

Glazing

The property benefits from double glazed windows.

Parking

Double monobloc driveway to front of property.

Gardens

Level gardens to front. Large enclosed private gardens to rear.



Travel Directions

From Countrywide in Airdrie proceed east to the traffic lights turning right into Broomknoll Street. Continue into Cairnhill Road. Proceed along Cairnhill Road turning right into Sykeside Road. Continue into Paddock Street and turn right into Bellvue Way. Continue along Bellvue Way turning right into Balfron Drive then immediately right into Balfron Place, the property is located within the cul-de-sac.

Vendor Clients of Countrywide
 Viewing **Countrywide Airdrie**
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 e: airdrie@countrywidenorth.co.uk

Reference ADR090119
 Office Contact Karen Connolly

Accommodation

LOUNGE	14'11" x 13'5"
SITTING ROOM	18'1" x 7'11"
DINING KITCHEN	19'6" x 10'11"
UTILITY ROOM	6'0" x 4'0"
BEDROOM ONE	11'6" x 10'3"
BEDROOM TWO	10'3" x 9'10"
BEDROOM THREE	10'7" x 8'1"
BEDROOM FOUR	10'7" x 8'1"



Market Appraisal on your own home.

If you would like to know how much your property may achieve in today's market, we are pleased to offer a free market appraisal with no obligation.

Survey & Mortgage Advice

Please note that these particulars have been prepared by us on the basis of the information provided to use by our vendor / client.

If there is any aspect of these particulars that you wish clarified or that you find misleading please contact the office where further information is available.

- No test have been made of services, equipment or fittings.
- No warranty is given or implied as to the condition of buildings, services, fixtures, fittings etc.
- All measurements, distances and acres are approximate.
- Fixtures, fittings and other items are not included unless specified in these details.

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Mortgage Assistance

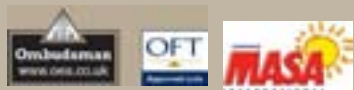
A Mortgage Consultant from our associated company Countrywide Mortgage Services will be pleased to provide you with the mortgage advice and recommendations unique to your individual circumstances and what's more, unlike many mortgage advisers, they do not charge a fee. They can guide you through the home buying maze, no matter which estate agent you buy through. They offer mortgages from a panel of banks and building societies with names you can trust as well as exclusive mortgage products. For further details, please speak to our Mortgage Consultant.

Countrywide Mortgage Services, Sovereign House, Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GT.

Your Home may be repossessed if you do not keep up repayments on your mortgage.

To view contact
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 ML6 0AH
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 e-mail: airdrie@countrywidenorth.co.uk

View full details of this property online at:



countrywidescotland.co.uk

rightmove.co.uk

hours of business

MONDAY - TUESDAY: 9am - 5.30pm | WEDNESDAY - THURSDAY: 9am - 8pm | FRIDAY: 9am - 5pm
 SATURDAY: 9am - 1pm | SUNDAY: CLOSED

ADR090119

Date particulars prepared: 23/04/2009

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