

# 29 Sandpiper Crescent

COATBRIDGE, ML5 4UW



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*This large family home is situated in the popular  
location of Carnbroe area of Coatbridge*



McEwan Fraser Legal are delighted to bring to the market this wonderful four-bedroom, detached villa in a desirable, quiet location that offers the very real possibility of living the life of your dreams. This property is spacious and impressive, but at the same time, a fun and functional place in which to live and enjoy with friends and family.

This property would be a fantastic acquisition for a variety of people as its superb spot offers great commuting links, as well as being within a very easy walk to local amenities. The house has been well designed to maximise privacy and the natural available light to create a modern ambience.

# THE LOUNGE



The welcoming hallway sets the scene. Immediately, the impressive lounge offers various furniture configurations, and the hallway then leads to the stylish and chic dining kitchen.

# THE KITCHEN/DINER



The welcoming hallway sets the scene. Immediately, the impressive lounge offers various furniture configurations, and the hallway then leads to the stylish and chic dining kitchen. With an abundance of floor and wall-mounted units, and integrated appliances, it creates a fashionable and efficient workspace. The utility room is located next to the kitchen. Ample storage cupboards and a useful WC complete the accommodation on this level.



# THE UTILITY & WC





Upstairs there are four, bright and airy good size bedrooms. All with a range of furniture configurations and space for additional free-standing furniture if required with the three larger rooms benefitting from built-in wardrobes. The master bedroom is further complemented with a stunning ensuite. The family bathroom is both functional and relaxing and completes the impressive accommodation internally. The property has gas central heating and double glazing, helping to ensure a warm, cost-effective living environment all year round.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3





# BEDROOM 4

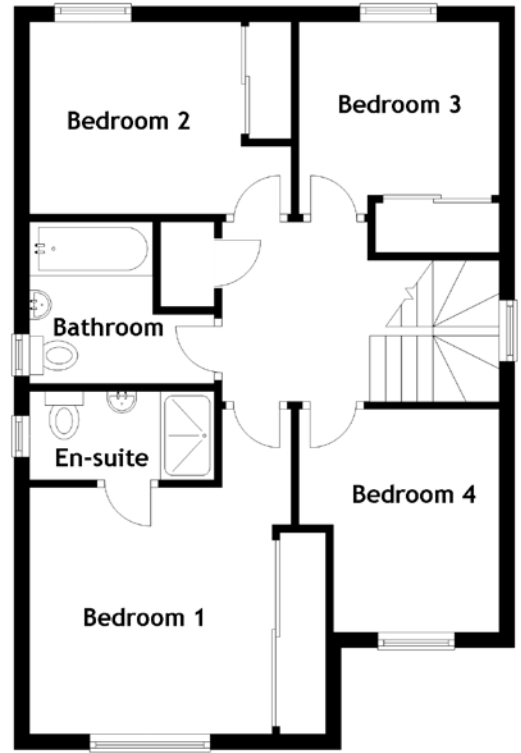
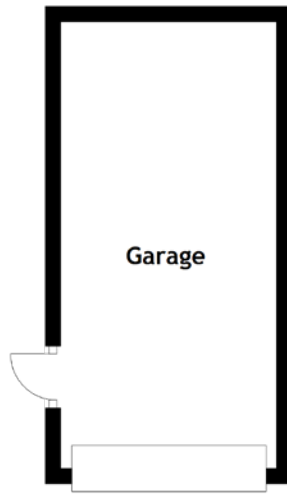
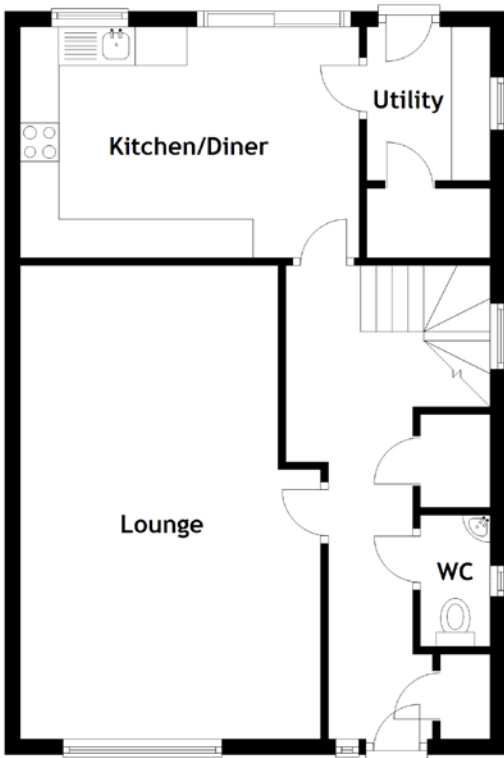


Externally, there are private front and rear gardens, with a driveway to the front providing off-road parking and a single-car garage. The rear garden is a real suntrap and is the ideal outdoor area for entertaining family and friends. This is a spacious family home in a popular location and will attract much interest therefore early viewing is strongly recommended in this instance.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

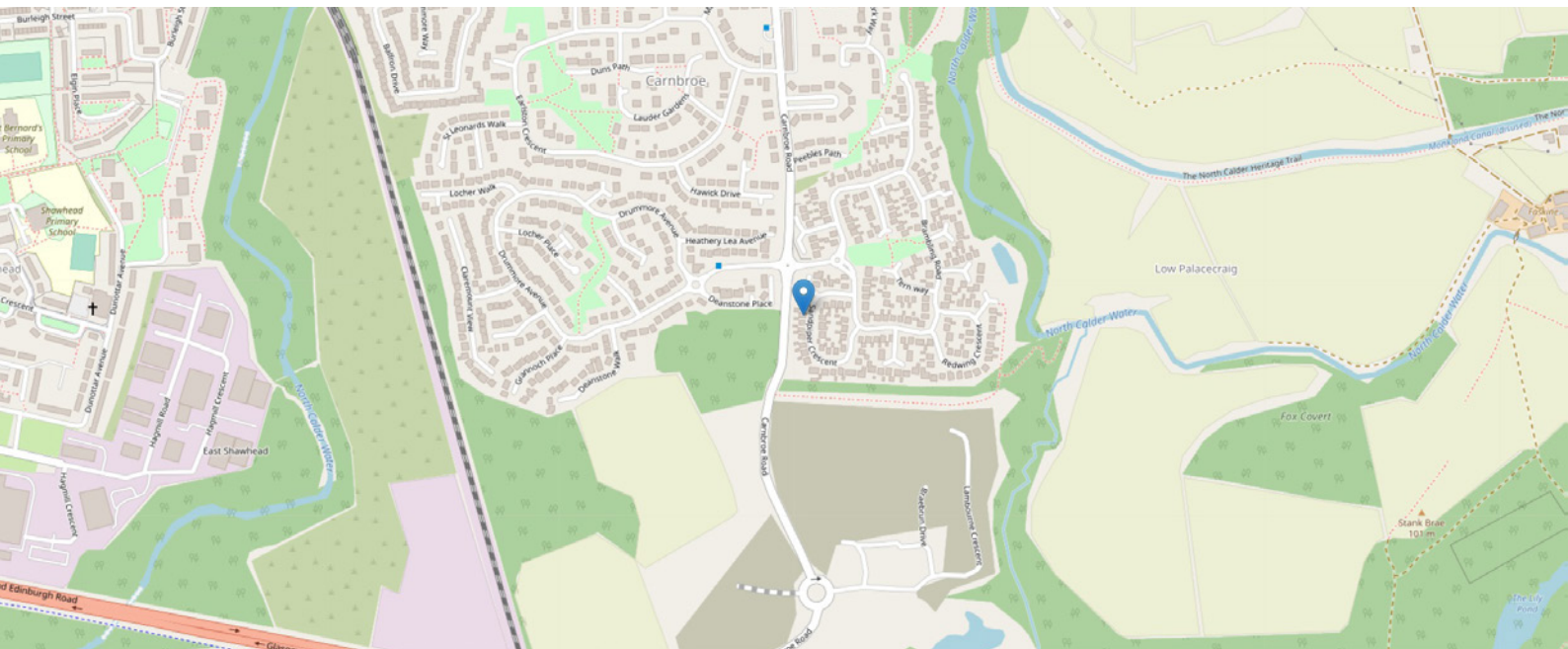
Lounge	6.15m (20'2") x 3.90m (12'10")
Kitchen/Diner	4.40m (14'5") x 3.00m (9'10")
Utility	2.00m (6'7") x 1.60m (5'3")
WC	1.70m (5'7") x 0.90m (3')
Bedroom 1	4.30m (14'1") x 3.15m (10'4")
En-suite	2.40m (7'10") x 1.15m (3'9")
Bedroom 2	3.40m (11'2") x 2.50m (8'2")
Bedroom 3	2.60m (8'6") x 2.50m (8'2")

Bedroom 4	2.90m (9'6") x 2.60m (8'6")
Bathroom	2.40m (7'10") x 2.10m (6'11")
Garage	5.80m (19') x 2.80m (9'2")

Gross internal floor area (m<sup>2</sup>): 112m<sup>2</sup>  
EPC Rating: C

Buyer's Premium Value: £3250.00

Extras (Included in the sale): Some items may be available by separate negotiation.



# THE LOCATION

Set in the central Lowlands, about ten miles east of Glasgow, Coatbridge is a former industrial town in North Lanarkshire. It is neighboured by Airdrie and is ideally situated with close railway and motorway links to Glasgow and Edinburgh. This family home is situated within the sought after Cambroë area of Coatbridge.

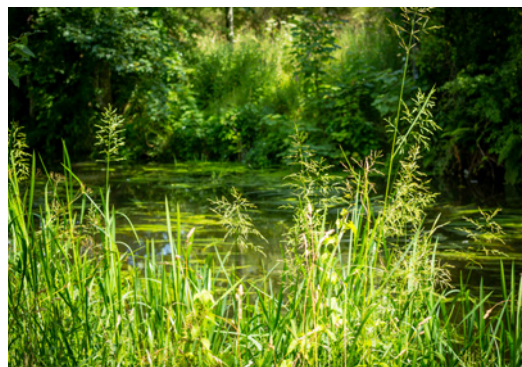




The Faraday Retail Park is home to the usual high street brands. Local residents can also entertain themselves at the multi-screen cinema and bowling alley, or stop by the town's various nightclubs, restaurants and bars.

For a family day out, pay the Time Capsule leisure facility a visit. As well as a waterpark, the centre is packed with a multitude of facilities including ice skating, three cafés, a health spa suite, and dry sports halls for playing everything from badminton to football.

Coatbridge is enviably located within easy travelling distance of several major Scottish cities and is well linked by railway and road. With motorway access via the M8, the town is easily commutable from Glasgow (nine miles), Stirling (twenty-two miles) and Edinburgh (thirty-eight miles). Coatbridge is networked by six railway stations including Blairhill, Coatbridge Sunnyside and Coatbridge Central. Regular services run from Blairhill station direct to Glasgow Central Station, every fifteen minutes. The town is conveniently situated for travel abroad with the nearest airports, Glasgow Airport (twenty miles) and Edinburgh (thirty-one miles) not too far away.



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