



RESIDENCE

93 Lambourne Crescent, Coatbridge, ML5 4FZ

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston
T: 01698 444222 | E: uddingston@residenceestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



RESIDENCE





4 Bedrooms | 2 Public Rooms | 2 Bathrooms

This immaculate and particularly understated modern four-bedroom detached villa is set within the new Calder Gardens development in Cambroe, Coatbridge.

The property was built by Barratt Homes in the style of the Balmoral and enjoys a lovely position within the development.

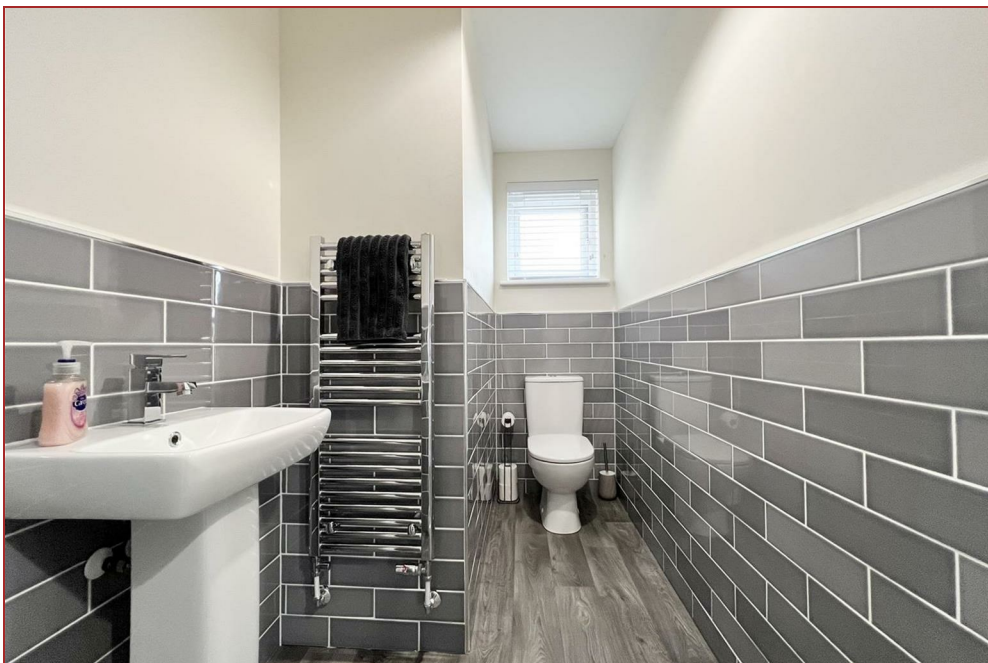
The rooms are naturally decorated throughout and finished with a mixture of quality floor coverings, whilst additional features include gas central heating, solar panels, double glazing and modern white sanitary ware within the WC, the family bathroom and the en-suite. Furthermore, the modern kitchen incorporates a hob, oven, extractor hood and a selection of integrated appliances.

Beyond the modest frontage, the accommodation comprises a welcoming reception hallway, a large lounge with front-facing aspects, an office, a cloakroom WC, an open-plan kitchen, dining and family room with patio door access to the rear garden and a utility room. On the upper floor there are four bedrooms, a master with en-suite, and a family bathroom.

To the front of the property is a large well-kept lawn and three designated parking spaces. The enclosed and private rear garden has a beautiful patio area, sizeable lawn and a detached garage currently being utilised as a gym.

Coatbridge has the majority of everyday shopping needs and there is a great choice of restaurants, cafes and pubs. The property is located within a popular school catchment and for those commuting by public transport there are regular bus and train services from Coatbridge to the surrounding towns and cities, including Glasgow and Edinburgh. For those commuting by car, the M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

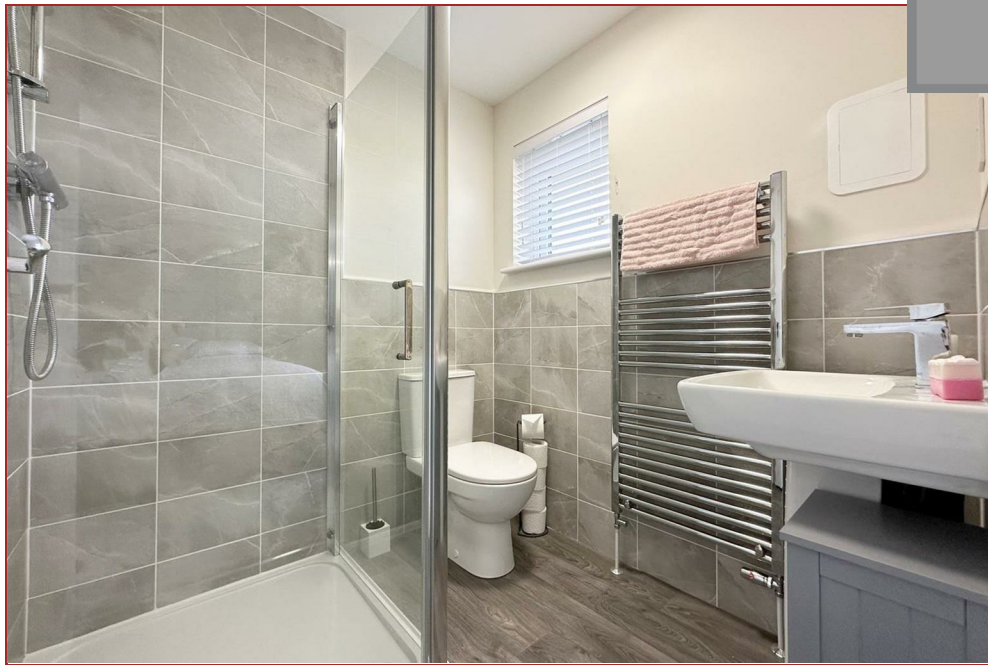
Council Tax Band - F



1388.00 sq ft | EER = B



RESIDENCE



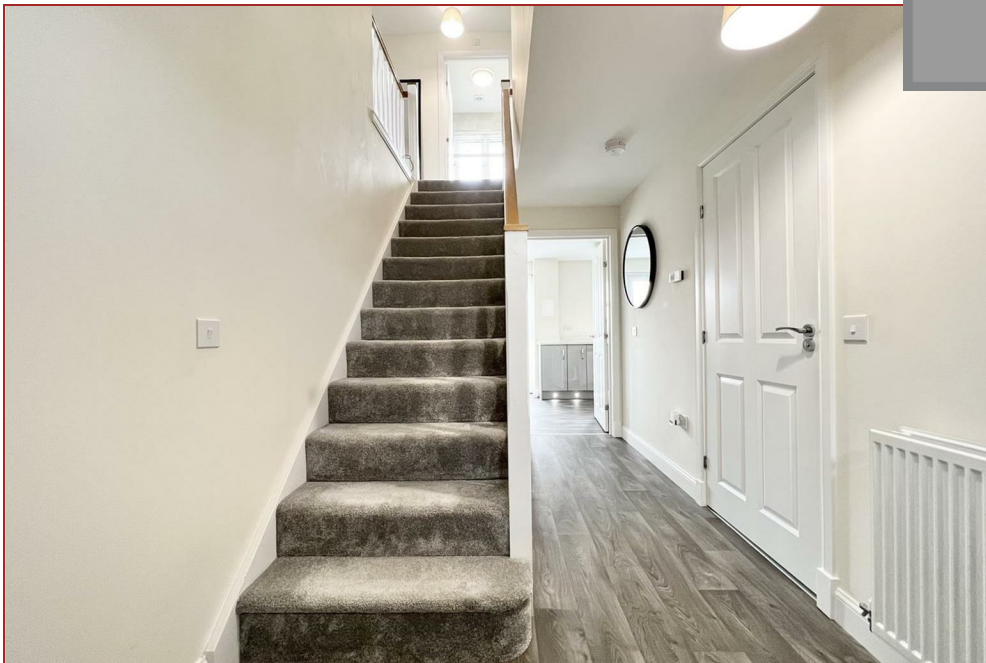


RESIDENCE





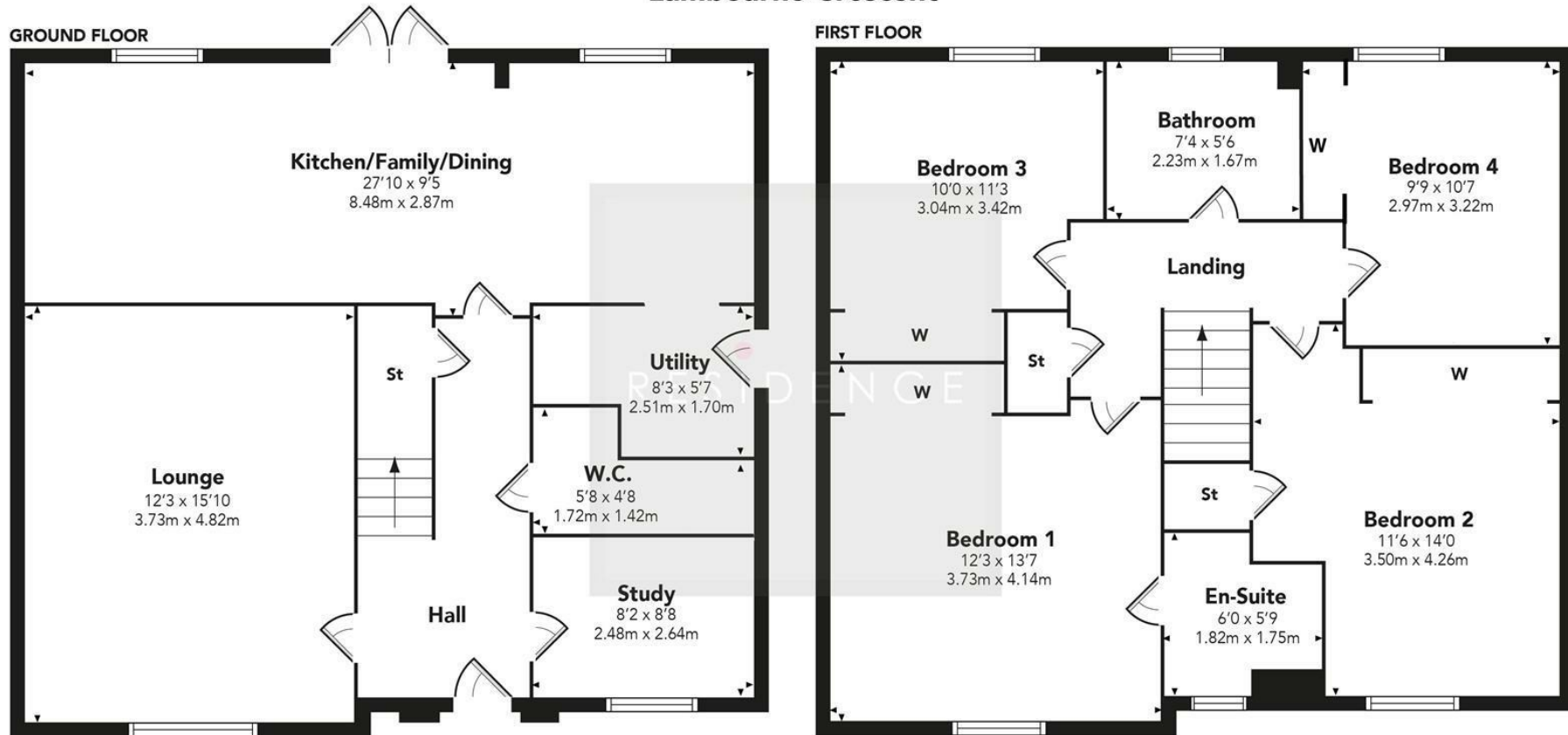
RESIDENCE







Lambourne Crescent



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.