



BOHOME
ESTATE AGENTS

Woodlands Place, Coatbridge Offers Over £189,995

Three Bedroom Semi-Detached | Freehold **SSTC**

Welcome to this fantastic semi-detached villa located in the highly sought-after Drumpellier area of Coatbridge. Nestled within a peaceful cul-de-sac, this spacious family home requires a degree of upgrading, offering a wonderful opportunity for buyers to put their personal touch on it.

Upon entering, you are greeted by a welcoming entrance hallway that leads to the lounge and a separate fitted kitchen with ample space to dine. The ground floor layout is both practical and versatile, with the kitchen boasting a whole host of cabinets and appliances, making it perfect for family meals and entertaining. Ascending to the upper level, you will find three generously sized bedrooms and a family bathroom, providing ample accommodation for a growing family. Each room offers a comfortable space, ready to be transformed into your ideal sanctuary.

Externally, the property features a low-maintenance slabbed front garden and an expansive driveway leading to a garage, ensuring plenty of parking space. The large enclosed rear garden includes a patio and lawn, offering a private retreat for outdoor relaxation and activities.

The detailed floor plan provides a comprehensive layout of this well-arranged home, but viewing is highly recommended to fully appreciate the potential and convenient setting this property offers. The Drumpellier area is a highly popular location within Coatbridge, known for its excellent schooling, shopping, and golfing amenities. The property is only a short distance from Drumpellier Country Park, providing ample recreational opportunities. Coatbridge itself boasts a great selection of restaurants, bistros, and pubs, catering to all tastes. For commuters, regular bus and train services from Coatbridge, including Blairhill Train Station just a short walk away, provide easy access to surrounding towns and cities, including Glasgow and Edinburgh.

This well-cared-for home with its versatile layout and generous-sized rooms is an ideal choice for families looking to settle in a convenient and desirable location. Schedule your viewing today and explore the possibilities this fantastic property has to offer.

If you are considering selling your home with South Lanarkshire's best estate agent, as voted by Scotland's Business Awards, please call 01698 440322 or VISIT OUR WEBSITE www.bohomeestateagents.co.uk/get-valuation for a free property valuation.

Council Tax Band: D
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden

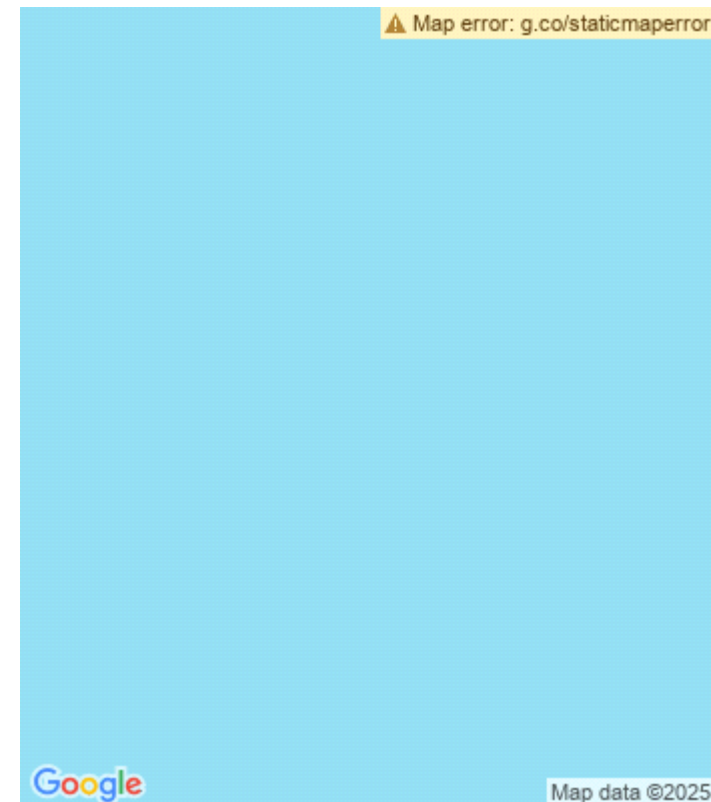


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
71	85	69	83
Scotland EU Directive 2002/91/EC		Scotland EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂)	