



31 Redwing Crescent
Coatbridge, ML5 4UU
Offers over £293,500





Situated in the ever-popular Carnbroe area of Coatbridge, this impressive family home is set within a quiet and family-friendly estate of similar properties. Carnbroe itself is highly regarded for its excellent community feel, convenient access to local amenities, and easy road links to both Glasgow and Edinburgh, making it an ideal location for commuters and families alike.

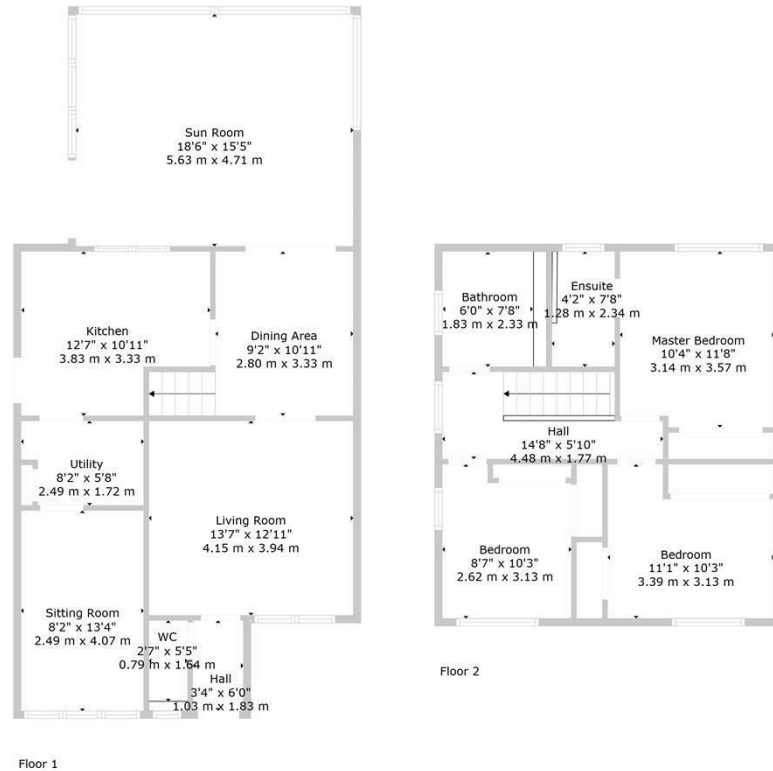
The property was originally a three-bedroom home, but has been enhanced by a thoughtful garage conversion, now offering a flexible fourth bedroom or additional living space. On entering, you are welcomed by a bright entrance vestibule with WC, leading through to the formal lounge which flows into a well-proportioned dining room. The kitchen sits to the rear, alongside a useful utility room and the converted bedroom/flexible space. French doors from the dining room open into a truly outstanding sunroom extension, featuring a bespoke skylight and finished to an exceptional standard. This stunning addition is enhanced by underfloor heating, complementing the property's gas central heating system.

Upstairs, the property boasts three generous double bedrooms, all with fitted storage. The primary bedroom further benefits from a stylish ensuite shower room, while a modern family bathroom completes the upper level. The interior is tastefully finished in modern, neutral tones, creating a welcoming and move-in ready home.

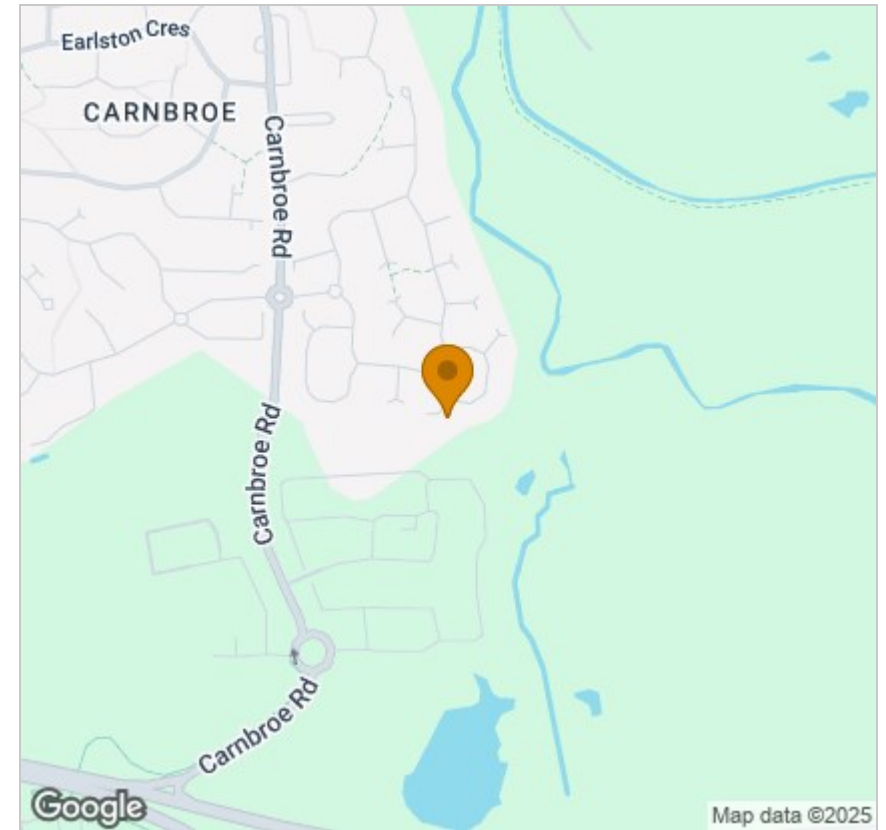
Externally, the gardens have been beautifully landscaped. The rear garden offers excellent privacy, finished with a quality artificial lawn and a block-paved patio, perfect for outdoor entertaining. To the front, the grounds have been fully block-paved, providing ample parking, while porcelain tiles at the entrance add a touch of elegance and style.

This home combines generous accommodation, modern finishes, and an enviable location, making it an ideal choice for growing families seeking both comfort and convenience in one of Coatbridge's most sought-after areas.

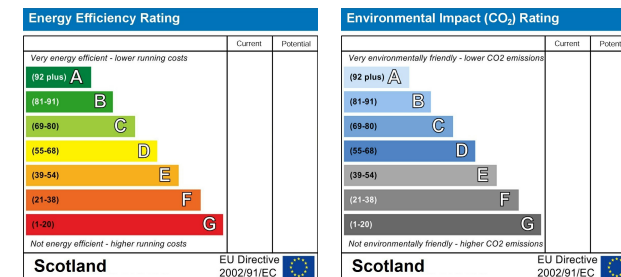




TOTAL: 1418 sq. ft, 132 m²
 FLOOR 1: 878 sq. ft, 82 m²; FLOOR 2: 540 sq. ft, 50 m²
 EXCLUDED AREAS: UTILITY: 43 sq. ft, 4 m²
 WALLS: 116 sq. ft, 11 m²



Energy Efficiency Graph



Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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