



41 WHITELAW AVENUE

GLENBOIG, COATBRIDGE, NORTH LANARKSHIRE



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Beautiful, detached family home in a rural private setting

Glenboig 0.7 miles ■ Coatbridge 2.6 miles
Cumbernauld 6.6 miles ■ Glasgow 11.7 miles

- 2 reception rooms, 5 bedrooms
- Modern detached family home
- Tastefully decorated throughout
- Large garden and grounds with ample parking
- Separate double garage
- Accessible property in a rural location

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com



SITUATION

41 Whitelaw Avenue is a modern and attractive family home situated in a private setting on the edge of the village of Glenboig (0.7 miles). Glenboig offers a variety of day to day amenities including local shops, pharmacy, doctors, and a Primary School. Just a short distance from the property is the local Secondary school in Coatbridge (2.6 miles), the town also offers a number of local high street shops, cafes, restaurants and garages. There is also a large retail park including a cinema and bowling alley and the newly renovated Time Capsule Leisure Park which includes a swimming pool and ice rink.

The property is well located within central Scotland for access to wider range of amenities and services, being a short distance from the nearby towns of Coatbridge (2.6 miles), Cumbernauld (6.6 miles) and the largest city in Scotland, Glasgow (11.7 miles). The location would be the ideal situation for a commuter with excellent road connections to the M73, M80 and M8 motorways and rail connections with stations at Gartcosh, Coatbridge and Coatdyke.

The City of Glasgow is within a 30 minute drive of the property respectively, with world-renowned shopping outlets, businesses and entertainment facilities. Glasgow Airport is about 20 miles away and offers regular flights throughout the UK, Europe and beyond. The surrounding area is home to an array of wildlife and provides plenty opportunities for the outdoor enthusiast, with country walks at the nearby Glenboig Village Park, Drumpellier Country Park and Gartcosh Local Nature Reserve.

DESCRIPTION

41 Whitelaw Avenue is an immaculately presented modern house with flexible accommodation, and



views of the surrounding area. The property is enclosed by a well-built wall and electric gateway making it a safe space for young children and pets and there is ample parking for several vehicles with a large tarmac area out the front and direct access to the double garage.

The property is entered via an entrance vestibule leading into a large welcoming hallway through to the open plan living area and the rest of the downstairs accommodation. Located off the hallway are 3 double bedrooms, one benefitting from an ensuite, a large family bathroom and

the staircase on your right leading to the first floor. The main open plan living area has been tastefully designed and decorated with a modern kitchen, dining area and seating area with a large electric fireplace making it the perfect space for entertaining. The ground floor also contains a separate utility room with modern fittings and a separate entrance to the rear of the property. From the main hallway, the stairs lead to the first floor where there are two large spacious bedrooms and a bathroom. One of the bedrooms benefits from its own balcony with a hot tub and sauna.



ACCOMMODATION

Ground Floor: Living/Dining area, Kitchen, Bathroom, Utility room, Bedroom 1, Bedroom 2, Bedroom 3 with ensuite bathroom

First Floor: Bedroom 4, Bathroom, Bedroom 5 with balcony

GARDEN AND GROUNDS

Externally the property benefits from secure fencing and private gateway with a large tarmac area with ample parking for several vehicles and provides direct access to a sizeable double garage. There are well maintained gardens to the side and rear of the property, which are a mix of astro turf, paving and gravel. The patio area in the garden benefits from an outdoor kitchen area and a pitched pagoda, the perfect space for outdoor dining.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains	Freehold	Mains	Band F	B82	FTTP*	YES



POST CODE

ML5 2PX

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://what3words.com/roadways.moves.spacing>

SOLICITORS

Friels Solicitors, 180 Bank Street, Coatbridge, North Lanarkshire, ML5 1ET

LOCAL AUTHORITY

North Lanarkshire Council
Civic Centre
Windmillhill Street
Motherwell
ML1 1AB

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

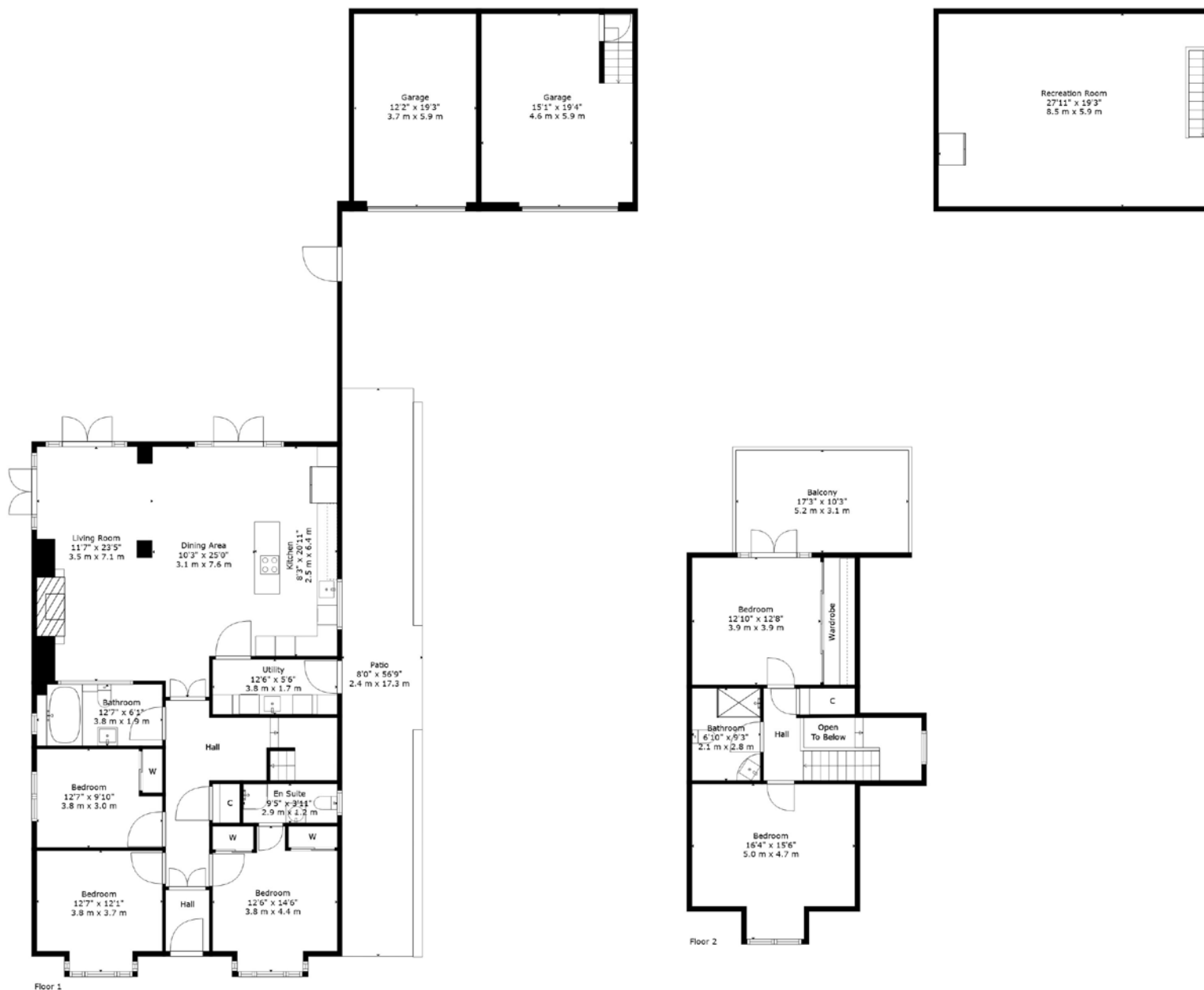




IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in





TOTAL: 2556 sq. ft, 237 m2

FLOOR 1: 1542 sq. ft, 143 m2, FLOOR 2: 1014 sq. ft, 94 m2

EXCLUDED AREAS: GARAGE: 522 sq. ft, 49 m2, PATIO: 415 sq. ft, 39 m2, BALCONY: 177 sq. ft, 16 m2,

" ": 15 sq. ft, 1 m2, LOW CEILING: 138 sq. ft, 12 m2

WALLS: 264 sq. ft, 25 m2

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All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>



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