



20 NEW ROAD

GLENBOIG, COATBRIDGE, NORTH LANARKSHIRE

Galbraith



20 NEW ROAD, GLENBOIG, COATBRIDGE, NORTH LANARKSHIRE

Delightful semi-detached family home on the outskirts of
Glenboig

Coatbridge 2.9 miles ■ Cumbernauld 6.5 miles ■ Glasgow 11 miles

- 2 reception rooms, 4 bedrooms
- Compact and modern semi-detached family home
- Well-kept garden and separate garden room
- Secure entrance and fencing with ample parking
- Located in an accessible location close to the local town of Glenboig

Galbraith

Stirling
01786 434600
stirling@galbraithgroup.com





SITUATION

20 New Road is situated within North Lanarkshire just on the edge of the popular village of Glenboig. The village provides an abundance of local amenities including shops, cafes and a local primary school. The towns of Airdrie and Coatbridge are situated close by and offer a wider variety of amenities including secondary schools, shopping, leisure and business facilities with regular mainline rail connections to Glasgow and Edinburgh.

The property benefits from superb transport links to Stirling, Glasgow, Edinburgh and beyond via the M8 and M80 motorways which are only a short drive away.

For the outdoor enthusiast the Loch Lomond and the Trossachs National Park is within an hour's drive offering hill walking, water sports, cycling, climbing and camping and much more. Glasgow and Edinburgh International Airports are within an hour's drive respectively and offer domestic and international flights daily. The surrounding area of North Lanarkshire provides an attractive location with a combination of productive pasture and rolling hills.

DESCRIPTION

20 New Road is situated just off Glenboig New Road with a short private drive leading through the entrance gate into the large tarmac parking area. The property is of traditional stone construction under a pitched slate roof with two modern extensions to the front and rear of the property. The house occupies an elevated private position just on the outskirts of Glenboig with an outlook over the town and the surrounding countryside. The house has been tastefully modernised throughout to provide comfortable family accommodation over two floors. The property is accessed through a front porch, with space for storage, leading into the main hallway with the living room directly on your left and the dining room on your right. Continuing through the hall leads you to the kitchen and out into the garden. There is also a separate utility room and family bathroom on the ground floor. Up the stairs you are greeted with four well-sized double bedrooms. Within the garden there is a large garden room currently used as a game's rooms with the potential for other uses.

ACCOMMODATION

Ground Floor: Porch, hallway, living room, dining room, kitchen, utility, bathroom

First Floor: 4 bedrooms

GARDEN AND GROUNDS

20 New Road benefits from a large area parking to the front and side of the property with secure fencing and gateway. To the back of the property there is a well proportioned garden area which is separately fenced and is mostly down to astroturf with a well-built decking area and small patio with space for tables, chairs and a hot tub. The garden houses a separate garden room, currently used as a games room with two other small garden sheds for storage.



SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC	Broadband	Mobile
Mains	Mains	Mains		Mains Gas	Band D	D66	FTTP	YES

FLOOD RISK

Note any flooding within the last 5 years, note any flood risk defined by SEPA and direct to the maps as below

Flood maps of the area can be viewed at <https://map.sepa.org.uk/floodmaps/FloodRisk/Search>

POST CODE

ML5 2QD

WHAT3WORDS

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

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

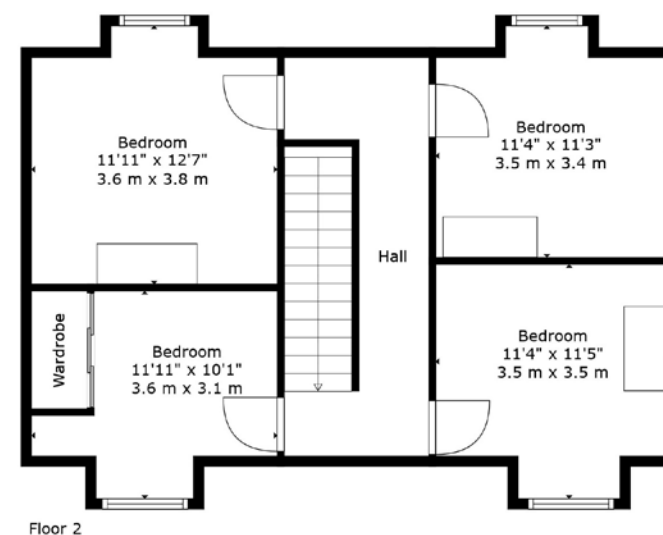
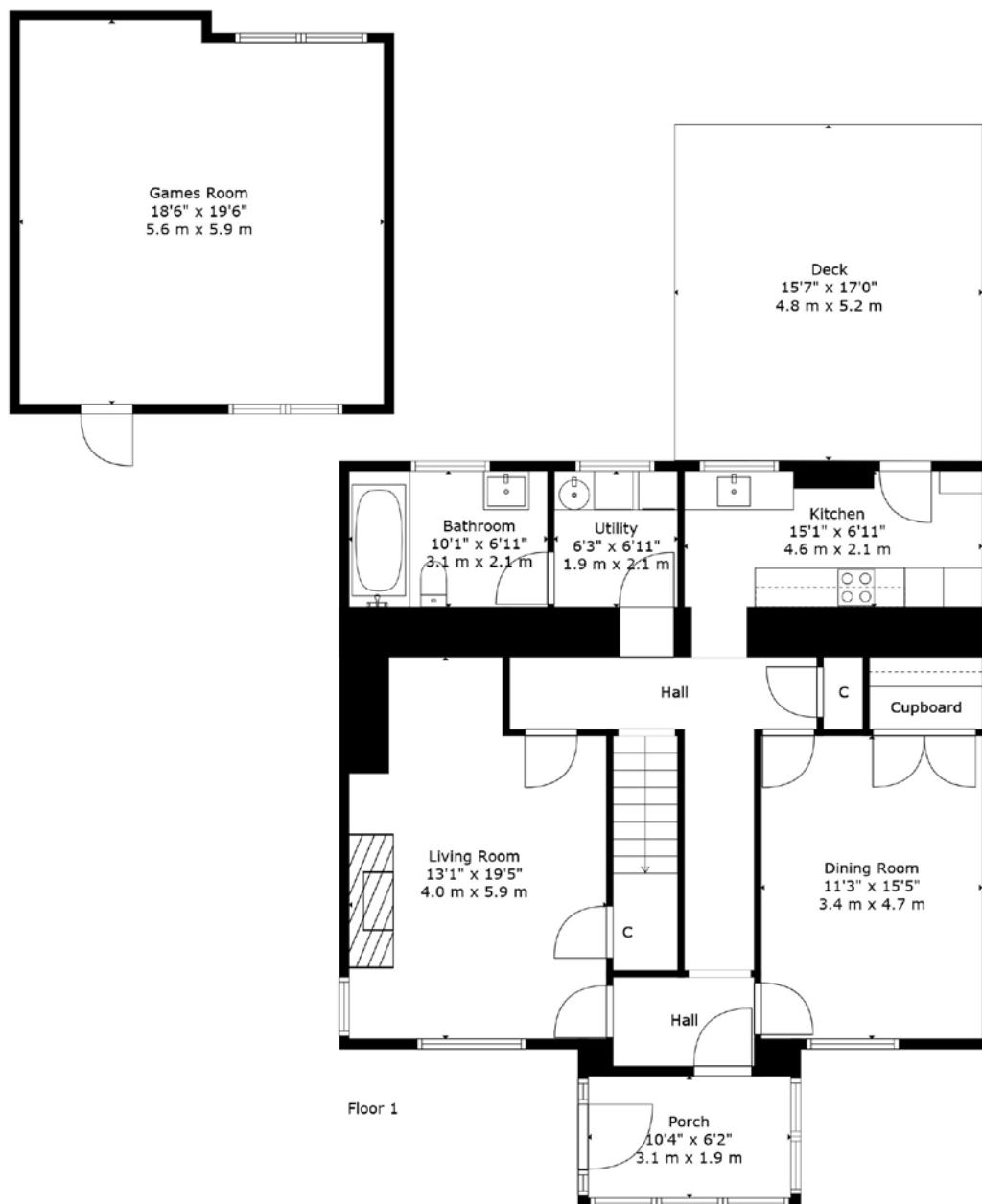
Appropriate caution should be exercised at all times during inspection particularly in reference to any livestock present and working machinery and equipment on the property.

AMC PLC FINANCE

Galbraith work with a number of lenders in the specialist agricultural market. We are able to introduce you to various lenders for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. Please note, Galbraith acts as an introducer, only and has no direct or indirect influence on the outcome of any lending application. Please discuss any funding requirements in confidence with the Selling Agent, or contact xxx in confidence on xxx / email xxx@Galbraithgroup.com.

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: 1921 sq. ft, 179 m2

FLOOR 1: 350 sq. ft, 33 m2, FLOOR 2: 937 sq. ft, 87 m2, FLOOR 3: 634 sq. ft, 59 m2

EXCLUDED AREAS: PORCH: 67 sq. ft, 6 m2, DECK: 266 sq. ft, 25 m2

WALLS: 178 sq. ft, 16 m2

Galbraith

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



Galbraith