



DUNBETH AVENUE, COATBRIDGE OFFERS OVER £275,000

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20 Dunbeth Avenue has been lovingly lived-in by the same family for generations. It is arguably one of the most desirable addresses within the Dunbeth district. This property offers copious amounts of features with spacious rooms including high ceilings, stain glass windows, ornate cornicing and would make a wonderful family home. The integrity of the traditional appearance is enhanced by the custom made timber double glazed windows to the front and side elevations, and the use of Welsh slate in re-roofing the property. We would highly recommend viewing to appreciate what is on offer.

The accommodation comprises reception vestibule and impressive hall, bay windowed formal lounge, dining room, family room, a conservatory & kitchen. On the upper hallway an impressive stain glass skylight window can be found alongside further accommodation comprising of three bedrooms, a four piece modern family bathroom and access to a large loft space, perfect for extra storage space.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home.

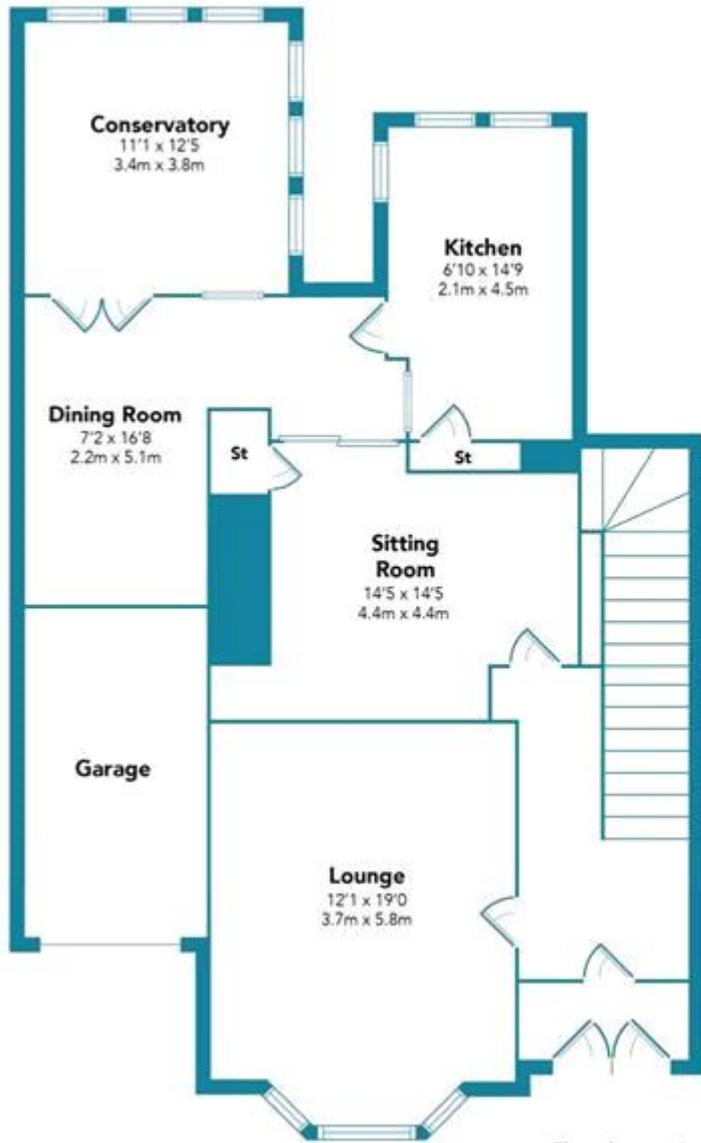
Enjoying a large private and enclosed garden, the front contains a slabbed patio, garage and a variety of shrubs and bushes whilst the rear garden has patio areas, colourful bedding plants, trees and shrubs.

Dunbeth Avenue is located within the highly regarded Dunbeth district of Coatbridge and is conveniently placed for schooling and shopping whilst Dunbeth Park is only a short distance away. Within the immediate area there are a great choice of restaurants, bistros and pubs 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, with the closest train station being Sunnyside. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities.

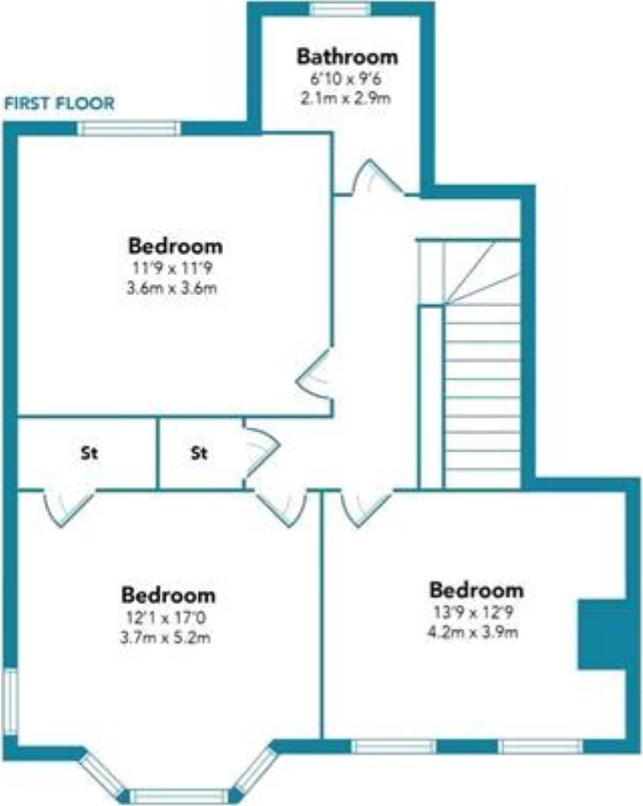


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GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd



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/fittings 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.