



DRUMPELLIER AVENUE, COATBRIDGE OFFERS OVER £210,000 Freehold

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Occupying an excellent position, you enter the ground floor of this bright and airy family home which comprises of a welcoming entrance hallway, spacious open plan lounge, dining space with french doors allowing access to rear garden, modern fitted kitchen, storage cupboard and back door allowing further access to garden. On the upper level there are three bedrooms and a shower/wet room.

This well cared for home offers a particularly versatile layout and benefits from generous sized rooms. Perhaps some modernisation and decoration would be needed, but it is a fabulous family home in a desirable location.

To the front of the property is a lawn and expansive driveway, with a garage, whilst the large enclosed rear garden has a patio, decking and lawn.

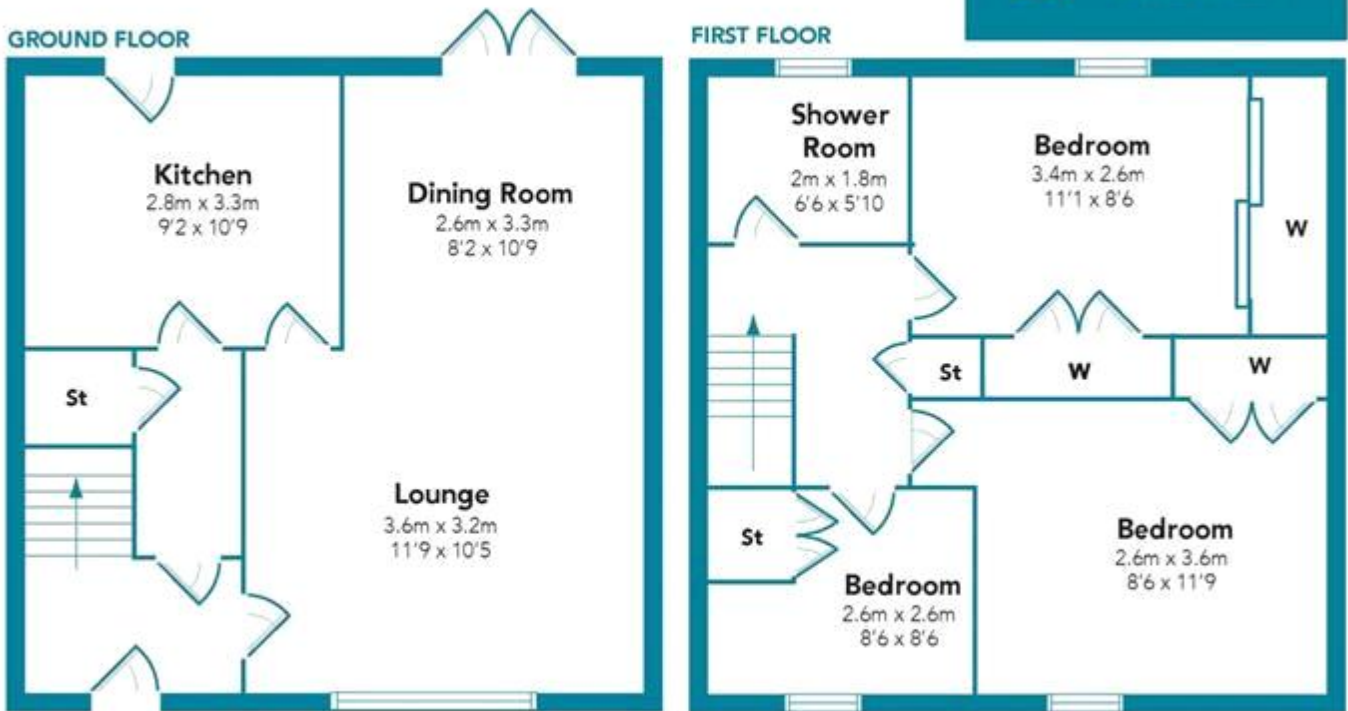
The floor plan shall provide you with a detailed layout of this well laid out and comfortable home; however, we recommend viewing to appreciate the home that is on offer, the layout and the convenient setting that this property offers.

This highly popular Drumpellier area is conveniently located within the town of Coatbridge. Ideally placed for schooling, shopping, golfing and only a short distance from Drumpellier Country Park and it's amenities. Within the immediate area and the town of Coatbridge, there is a great choice of restaurants, bistros and pubs and for those commuting by public transport there are regular bus and train services from Coatbridge. Blairhill Train Station is a short walk away and will take you to surrounding towns and cities including Glasgow and Edinburgh.

Tenure: Freehold



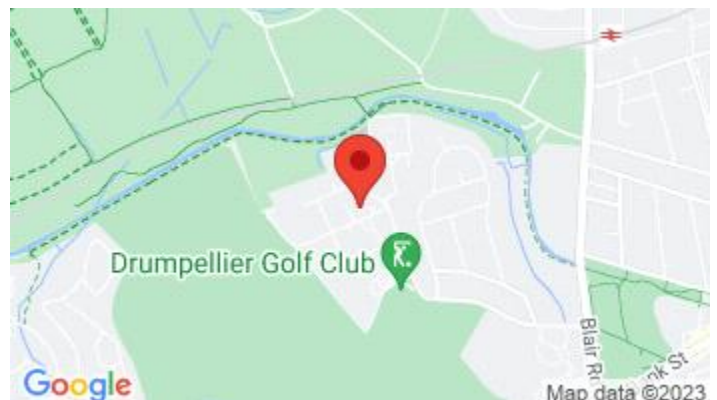
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Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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.



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/fitments 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.