

## COATBRIDGE ROAD, GLENMAVIS, AIRDRIE OFFERS OVER £340,000 Freehold

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To truly appreciate this impressive family home viewing is highly recommended. The property is presented in impeccable order throughout. It is decorated in neutral tones throughout with superior flooring and carpeting. There is energy efficient double glazing enhanced by a system of gas fired central heating.

The accommodation on the ground floor comprises of an airy & open reception hall with beautiful wood designed gallery staircase. An impressive formal lounge, modern dining/kitchen area, separate utility room, games/sitting room and WC cloaks. The double garage is also a great addition for further storage space or perhaps to even convert into further living space or gym.

The upper floor offers four or five well proportioned double bedrooms with the master suite having the benefit of a en-suite shower room and all other bedrooms are serviced by an attractive spacious family bathroom. There is also an additional family room on the upper floor which is a great chill out room for teenagers.

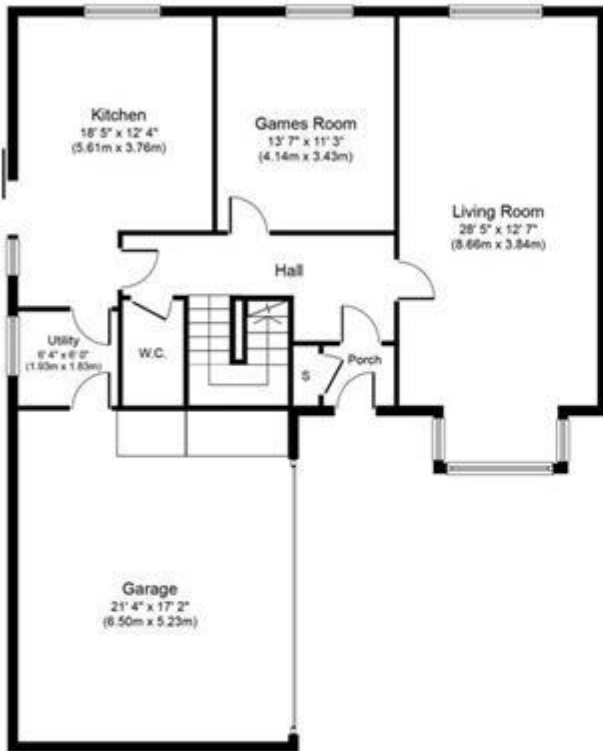
The home sits amidst manicured enclosed front and side gardens, allowing outdoor entertaining. It is mainly laid to lawn with artificial grass, decked patio / terrace, perfect for outdoor dining and entertaining. There is an integral double garage. The front of the property is mainly laid to lawn with mono blocked triple driveway.

With close driving proximity to both Airdrie & Coatbridge town centre, all your every day needs can be found, from retail shopping parks to an abundance of local cafes & pubs. For those commuting by public transport there are regular bus and train services to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provides excellent access to the central belt linking the surrounding towns and cities.

Tenure: Freehold  
Home report £360,000



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**Ground Floor**  
**Approximate Floor Area**  
**1,304 sq.ft.**  
**(121.2 sq.m.)**



**First Floor**  
**Approximate Floor Area**  
**1,175 sq.ft.**  
**(109.2 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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