



## DRUMPELLIER AVENUE, COATBRIDGE

**OFFERS OVER £520,000** Freehold

Set within the well established location of Drumpellier and overlooking the cricket ground and golf course is this highly impressive detached family villa. The current owners have created a welcoming and modern feel throughout their home and its sure to appeal to a host of buyers. EPC Rating: D.

- Extended Detached Villa
- Family bathroom & 2 en suites
- 5 Bedrooms
- Enclosed rear gardens
- Fireplace
- Local Sports Clubs nearby
- Large Driveway
- Close Proximity to Coatbridge Town Centre

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The current owners have painstakingly extended and modernised this house and basically rebuilt with two single storey side extensions being added. These have now formed a new dining room and enlarged the kitchen, plus a bar/bedroom , dressing room & ensuite shower room. The kitchen has a host of integrated appliances whilst the bathrooms and en-suites have been fitted with luxury sanitary ware and tiling. The rooms are versatile, modern, spacious and freshly decorated whilst the kitchen has rear access to the enclosed rear gardens.

Additional features include all new double glazed windows and external doors, slate roof with 30 year guarantee. A modern gas central heating system, and a security alarm system.

The thoughtful layout has created particularly versatile living space which comprises; reception hall, formal lounge, family room, open plan luxury kitchen which leads to a dining family area, a separate utility space, family bathroom, three principle double bedrooms two having en suites and the master having a dressing area, one single bedroom and separate bar which can be used as a additional fifth bedroom.

The front and rear gardens have been landscaped with quality artificial grass and the front drive has block paving.

The highly regarded Drumpellier district of the town is conveniently placed for schooling, shopping and only a short distance from Drumpellier Country Park. Within the immediate area 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 or Blairhill to Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.

Tenure: Freehold



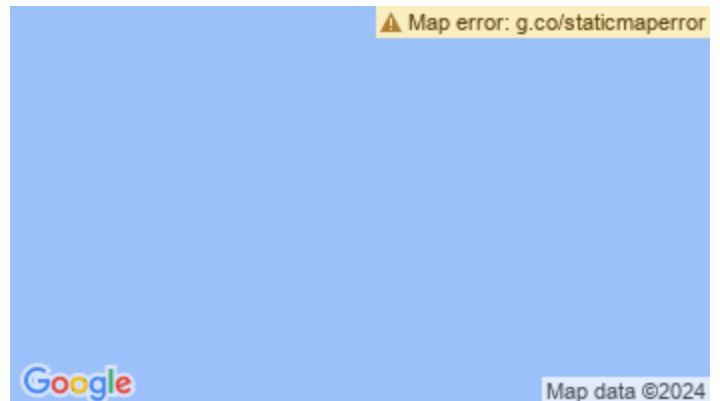
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Scotland</b>			

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.



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