

# 32 Aitkenhead Avenue

COATBRIDGE, ML5 5SH



**THIS PROPERTY  
IS SUBJECT TO A  
BUYER'S PREMIUM**



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*Excellent four-bed semi, walk-in condition,  
fantastic triple-size garage and driveway*



We are delighted to bring to the market this beautiful four-bed semi-detached property, set perfectly in a quiet and family-friendly location. This rarely available property makes a perfect place to call home, (with the addition of a few new carpets) it's presented in walk-in condition with the advantage of a superb triple garage/workshop. It's ideal for a tradesman or someone who likes to tinker with a car/bike hobby, alternatively, it could make an unbelievable man-cave!

# THE LOUNGE



The accommodation consists of a bright and spacious lounge/diner, which given its shape would suit a range of furniture configurations. The beautiful fireplace is the focal point of the room and the square bay window floods the room with natural light and helps create a very relaxing area to enjoy. The dining area of the room provides adequate space for a family dining table, perfect for more formal dining occasions with friends and family.

# THE KITCHEN



The double-galley style kitchen is finished in a range of quality light wood fitted units with contrasting worktops.

Appliances include; a gas cooker, with ample space for the free-standing washing machine, tumble dryer and fridge freezer.

The galley style layout ensures there's an easy and efficient workspace for any chef to serve up a marvellous meal.



The family bathroom is bright and fresh, finished in a white suite with a bath and tap-fed shower. There are four good-sized bedrooms in this lovely home, all are wonderfully bright and have ample space for free-standing furniture along with built-in storage.

The home is kept warm and comfortable via gas central heating and double glazing.

# THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



# BEDROOM 4





The rear garden space is secure and pet/child-friendly and on sunnier days it offers a great place to relax and unwind. One of the crowning glories of this home is the very large triple garage/workshop, with so many self-employed tradespeople today it offers exceptional space to do so many things. The gated driveway offers off-street parking for at least three cars.

This great home would make an ideal buy for any young couple, family or even a great investment property for a 'smart' buy-to-let investor. Early viewing is strongly advised for anyone seeking a beautiful property, in a quiet and popular location with the bonus of an exceptional outside utility garage/workshop space.

# EXTERIORS



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

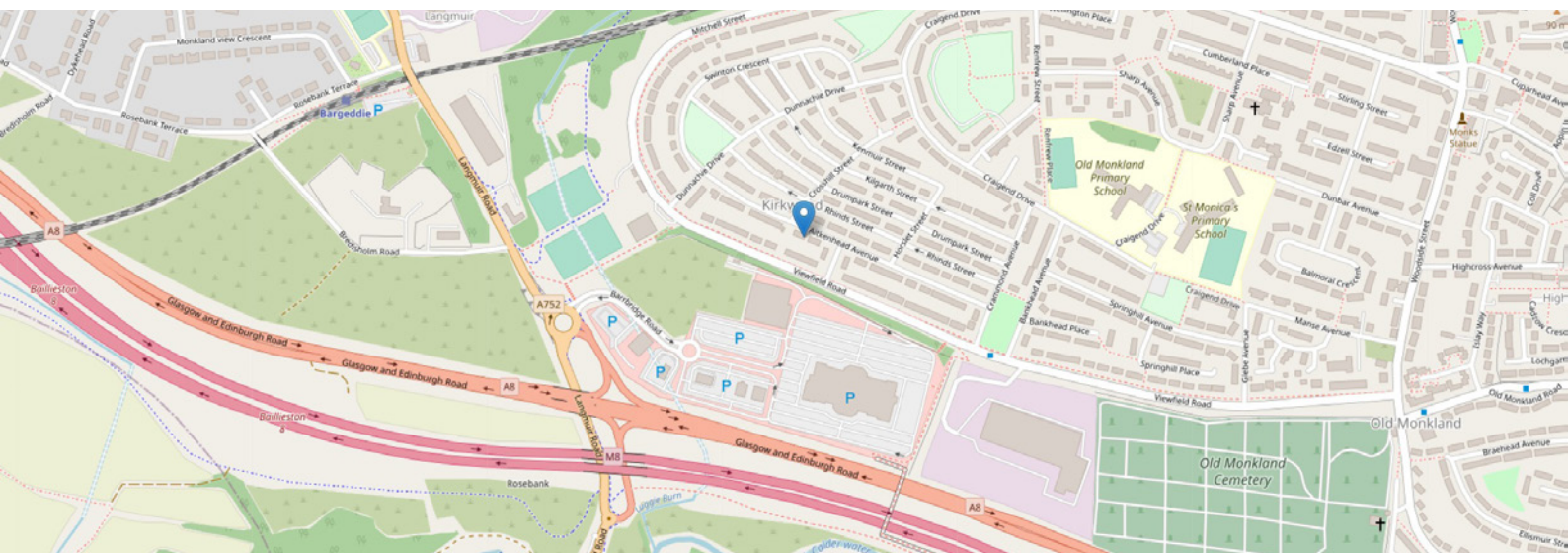
Lounge	5.35m (17'7") x 4.10m (13'5")
Kitchen	3.20m (10'6") x 2.70m (8'10")
Bedroom 1	3.30m (10'10") x 2.70m (8'10")
Bedroom 2	3.60m (11'10") x 2.75m (9')
Bedroom 3	4.00m (13'1") x 2.55m (8'5")
Bedroom 4	3.90m (12'10") x 3.15m (10'4")
Bathroom	1.95m (6'5") x 1.70m (5'7")

Garage 6.25m (20'6") x 3.85m (12'8")  
Workshop 6.05m (19'10") x 3.60m (11'10")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>  
EPC Rating: D

Buyer's Premium Value: £1600.00

Extras (Included in the sale): Freestanding appliances may be available by separate negotiation.



# THE LOCATION

32 Aitkenhead Avenue in Coatbridge is a great place to live and commute from.





The transport links by bus and rail (Kirkwood or Bargeddie railway stations) are frequent and it's a mere ten minute drive to Coatbridge town centre and Faraday retail park. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.



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