

167 Coatbridge Road

GLENMAVIS, AIRDRIE, ML6 0NL



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



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Part Exchange available. We are delighted to offer to the market this spacious three-bedroom mid-terrace home offering ideal accommodation for any first-time buyers. The property would benefit from a light upgrade in terms of decor and it represents great value for money whilst set within a location that remains ever popular.

Accommodation comprises a bright and airy lounge. The abundance of natural light flooding in along with the spacious accommodation offers a perfect space for relaxing or entertaining friends and family.

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The kitchen/diner is finished in a range of wood units, with a gas hob, electric oven and ample space for a free-standing fridge freezer and washing machine.



To help ensure the apartment is always clutter-free, there's ample storage space throughout. The bathroom is finished with a white toilet and sink and a large mains quadrant shower, ensuring an instant supply for hot showers. There are three good-sized bedrooms in this property; all have ample space for free-standing furniture and the master has built-in mirrored wardrobes. The property remains warm and comfortable due to the double glazing and gas central heating with a new boiler having recently been fitted.





Bedroom 1





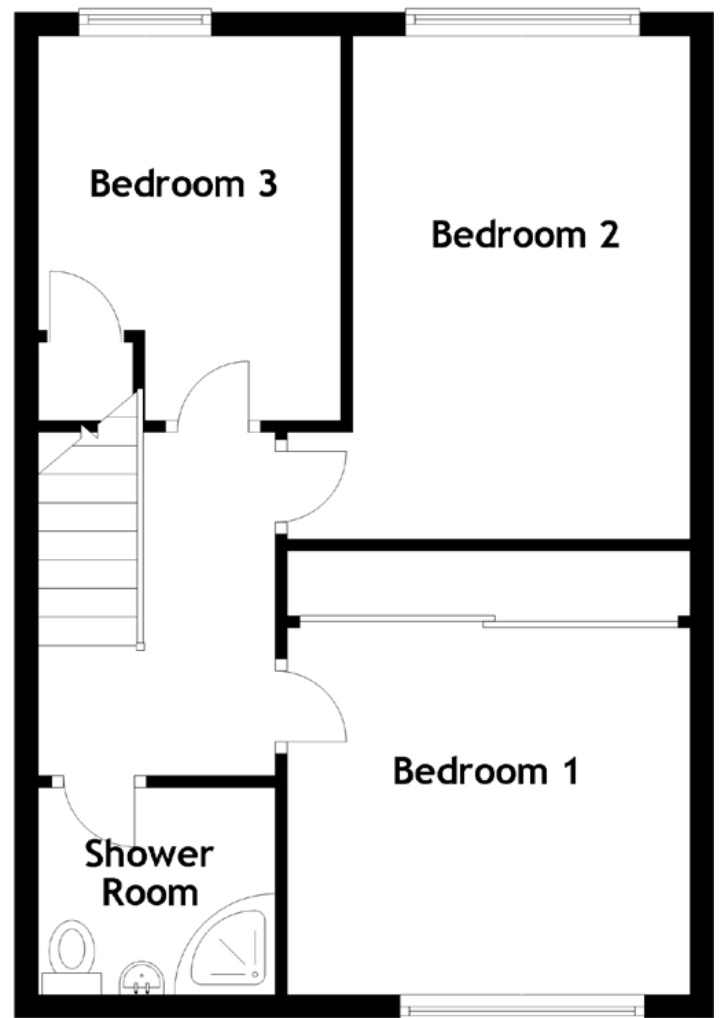
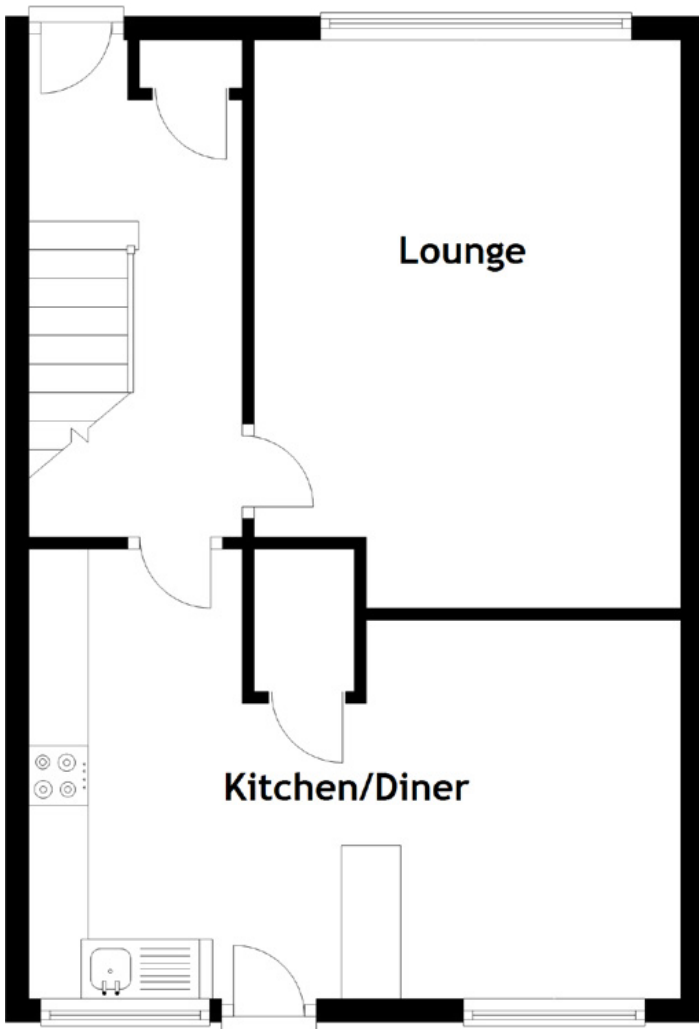
Bedroom 2





Bedroom 3





Approximate Dimensions

(Taken from the widest point)

Lounge	4.80m (15'9") x 3.60m (11'10")
Kitchen/Diner	5.50m (18'1") x 3.80m (12'5")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	4.25m (13'11") x 3.40m (11'2")
Bedroom 3	3.25m (10'8") x 2.55m (8'4")
Shower Room	2.00m (6'7") x 1.75m (5'9")

Gross internal floor area (m²): 89m²

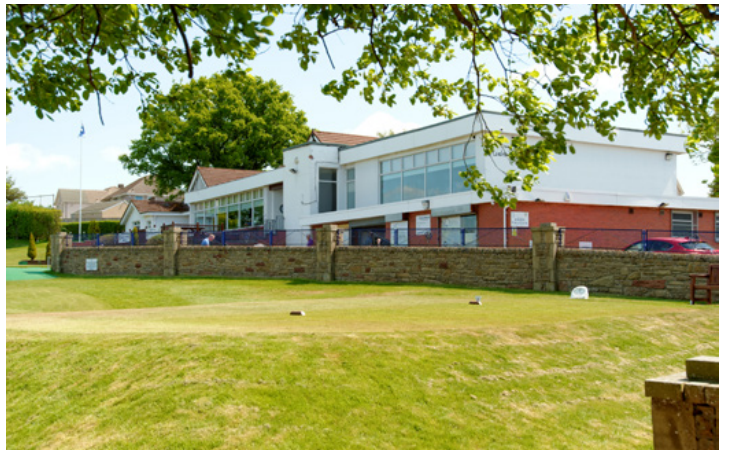
EPC Rating: C

Buyer's Premium Value: £1500

Resident's parking is on-street adjacent to the property. The low-maintenance and secure back garden is a great place to sit and relax on sunnier days.

Having lived here for many years this is a property that has really been enjoyed by the previous owners, given its spacious accommodation, convenient location and easy upgrade opportunity. Early viewing is strongly advised for 'canny' Buy-To-Let investors, First-time buyers or indeed anyone looking for a great value property with real space and flexibility to live.

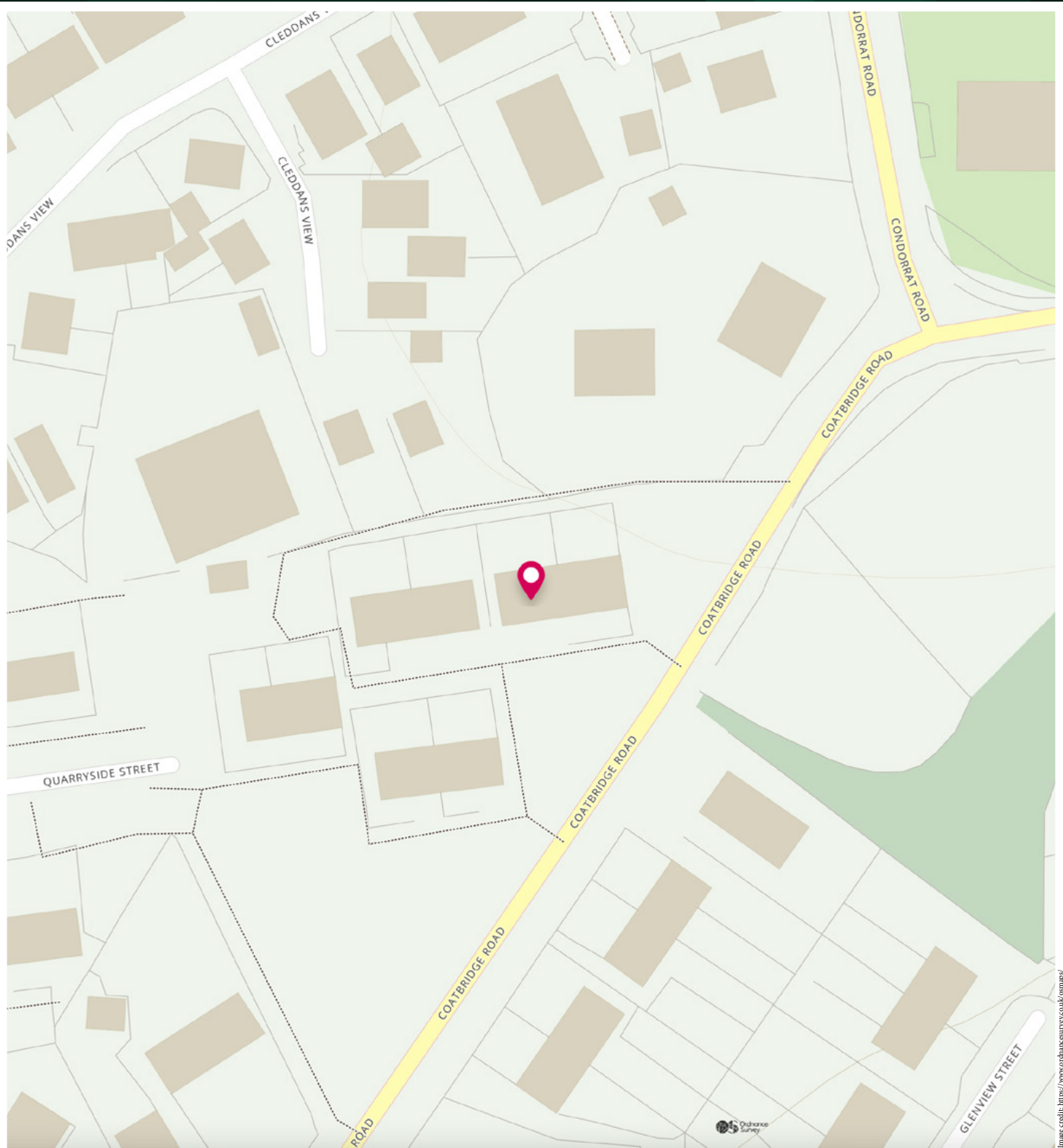




The popular area of Glenmavis is a great place to call home. The transport links by bus are frequent to the nearby towns of Coatbridge and Airdrie where rail links mean Glasgow City Centre and all its shops and attractions are attainable in a mere 30 minutes or so.

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 that are commutable in the vicinity and various amenities within easy reach making it a very popular place to live.

The Location



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