



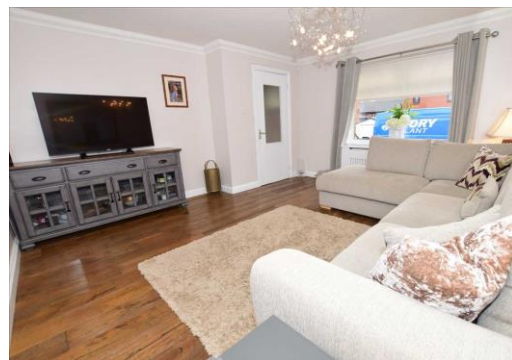
Alberta Avenue
Coatbridge, ML5 1QL

move on

Alberta Avenue
Coatbridge
ML5 1QL

Semi

3 Bedrooms
2 Receptions
2 Bathrooms



move on
www.moveonhomes.co.uk

01698 757 125

KEY FEATURES

- **Stunning semi-detached home finished to a very high standard throughout**
- **Bright and spacious lounge with neutral decor and real wood flooring**
- **Modern Kitchen with space for dining and patio doors leading to the rear garden**
- **Converted garage which could be utilised as 4th bedroom, 2nd lounge, kids' playroom home office or gym**
- **Shower room /WC downstairs and main bathroom on the first floor**
- **3 tastefully decorated bedrooms**
- **Monoblock driveway to the front & a fully enclosed rear garden with raised deck patio area**
- **Highly desirable location close to Summerlee Heritage centre and within walking distance to Coatbridge town centre, shops, bars, restaurants, and supermarkets**
- **Handy for transport links - Coatbridge central, Sunnyside and Blairhill train stations are just a few moments away; easy access to M8, M73 and M74 motorways**

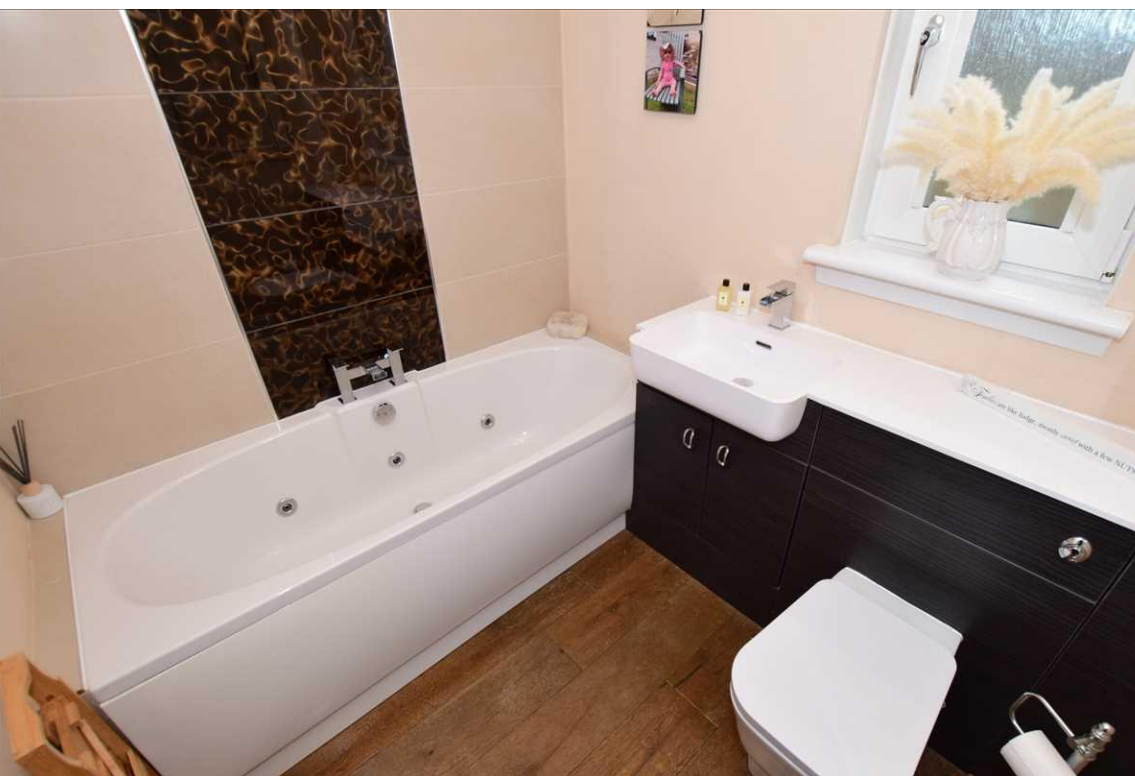


move on

www.moveonhomes.co.uk









move  on

Alberta Avenue, Coatbridge, ML5 1QL

Move On are delighted to present to the market this absolutely stunning 3/4 bedroom semi-detached villa in Coatbridge - Alberta Avenue.

This fabulous home is finished to the highest standard throughout, with tasteful decor and quality fixtures, finishings and floor coverings throughout, it truly is in walk-in condition. The accommodation features on the ground floor: entrance porch and welcoming hallway; front facing lounge with neutral decor and real wood flooring; modern dining kitchen with patio doors leading out to the rear garden; downstairs shower room; and a converted garage which is currently used as a home gym but could alternatively be used as a 4th bedroom, 2nd lounge or kids' playroom. On the first floor there are 3 bedrooms - 2 doubles and a single - again, all tastefully decorated and a luxury bathroom suite.

Externally there is a 3 car monoblock driveway to the front; and to the rear is a fully enclosed, low maintenance garden with a raised deck patio area.

Alberta Avenue is located in the highly desirable Heritage Park estate in Coatbridge, next to Summerlee Heritage Centre and within walking distance to Coatbridge town centre which has a fantastic selection of retail facilities, shops, restaurants, bars and major supermarkets. For those commuting, there are 3 train stations within walking distance too - Coatbridge Central, Sunnyside and Blairhill with frequent daily services to Glasgow and Edinburgh, and for those travelling by car the M8, M73 and M74 motorways are just a few moments' drive.

move  on

ROOM MEASUREMENTS

Lounge:
4.30m (14' 1") x 4.10m (13' 5")

Kitchen / Dining:
5.11m (16' 9") x 3.48m (11' 5")

2nd Lounge/Bedroom 4:
6.60m (21' 8") x 2.70m (8' 10")

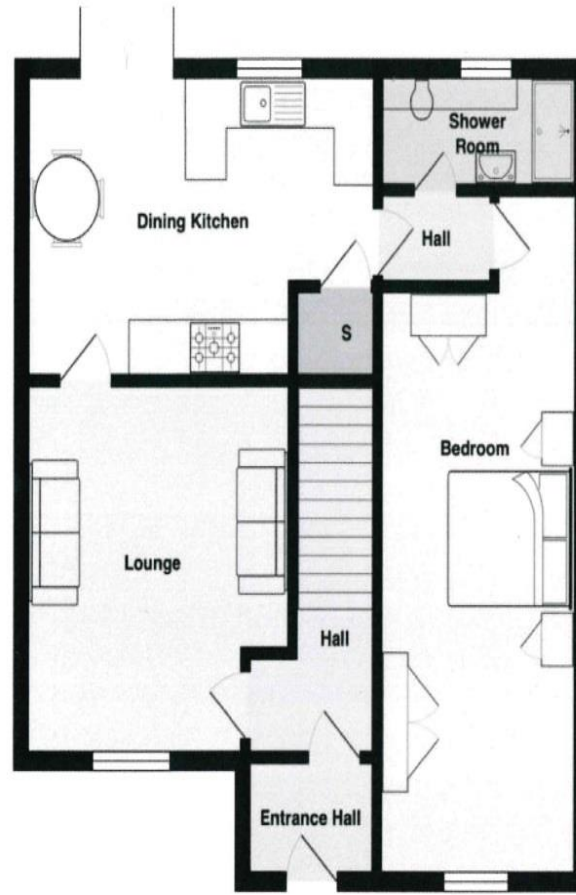
Downstairs Shower Room:
2.80m (9' 2") x 2.00m (6' 7")

Bedroom 1:
4.90m (16' 1") x 3.30m (10' 10")

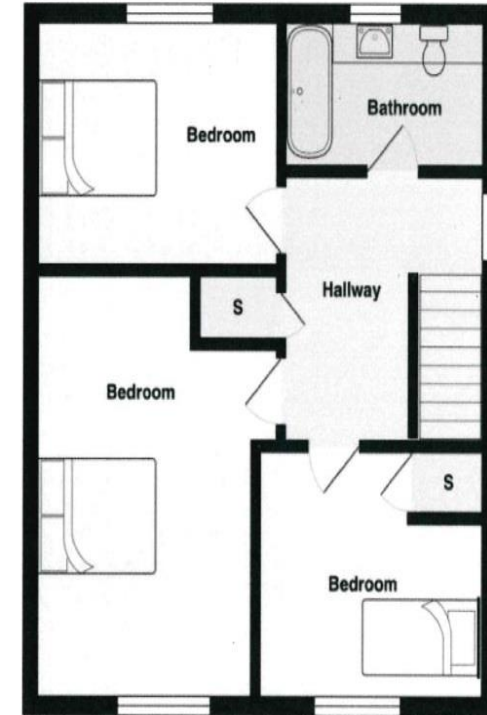
Bedroom 2:
3.30m (10' 10") x 2.80m (9' 2")

Bedroom 3:
3.30m (10' 10") x 2.00m (6' 7")

Bathroom:
2.80m (9' 2") x 2.00m (6' 7")

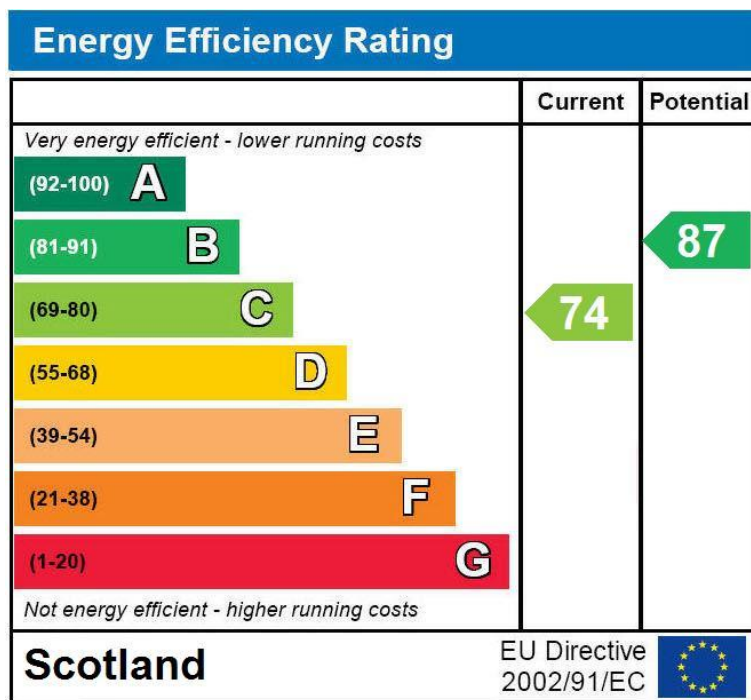


Ground Floor



First Floor

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

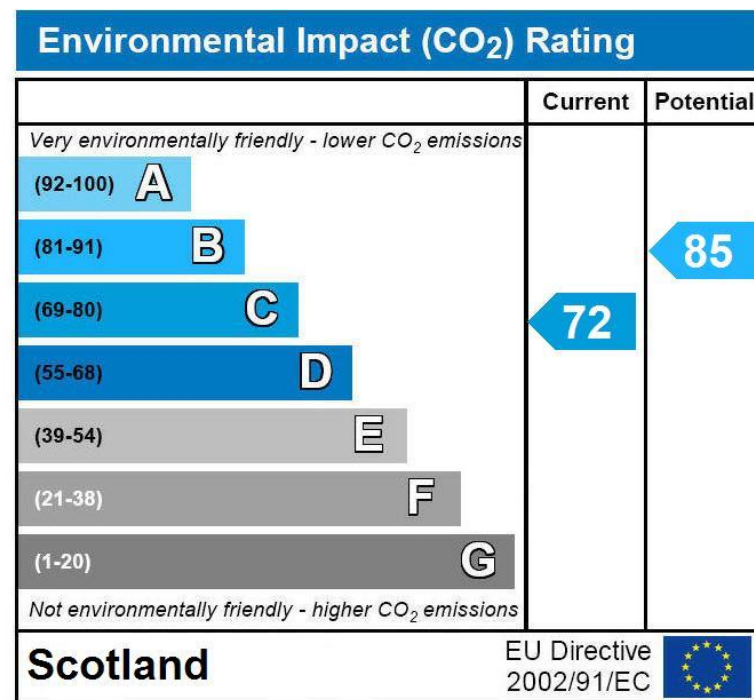


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (74)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

move n

166 Merry Street, Motherwell, ML1 1NA

EMAIL : info@moveonhomes.co.uk

WEB : www.moveonhomes.co.uk

01698 757 125

 facebook.com/moveonhomes