



RESIDENCE

4 Mount Vernon Avenue, Coatbridge, ML5 1NR

www.residencestateagents.co.uk



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: uddingston@residencestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



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3 Bedrooms | 2 Public Rooms | 1 Bathrooms



"Marlewood" is a striking main door conversion that occupies the ground floor level of this Victorian villa and is conveniently positioned on one of the most sought after addresses in the area.

Set amidst well manicured gardens, this lovely home offers a blend of traditional and modern living with its high ceilings and generous sized rooms whilst offering modern decor, a stylish bathroom suite and a kitchen. The windows to the front are triple glazed whilst the rear are double glazed. Additional features include gas central heating, a sitting room extension and a two story garage with WC. The versatile layout will appeal to many buyers, creating more bedrooms or living accommodations as needed.

The accommodation in full comprises a grand reception hallway, a large bright and airy bay windowed lounge, three well proportioned bedrooms, a sitting room, a stylish kitchen and a family bathroom. To the side of the property is a long driveway leading to the private rear garden which includes a two story detached garage complete with WC and a fantastic shed which is ideal for any further storage requirements. To the front of the property, there is a large lawn area and a central path leading to the entrance of the property.



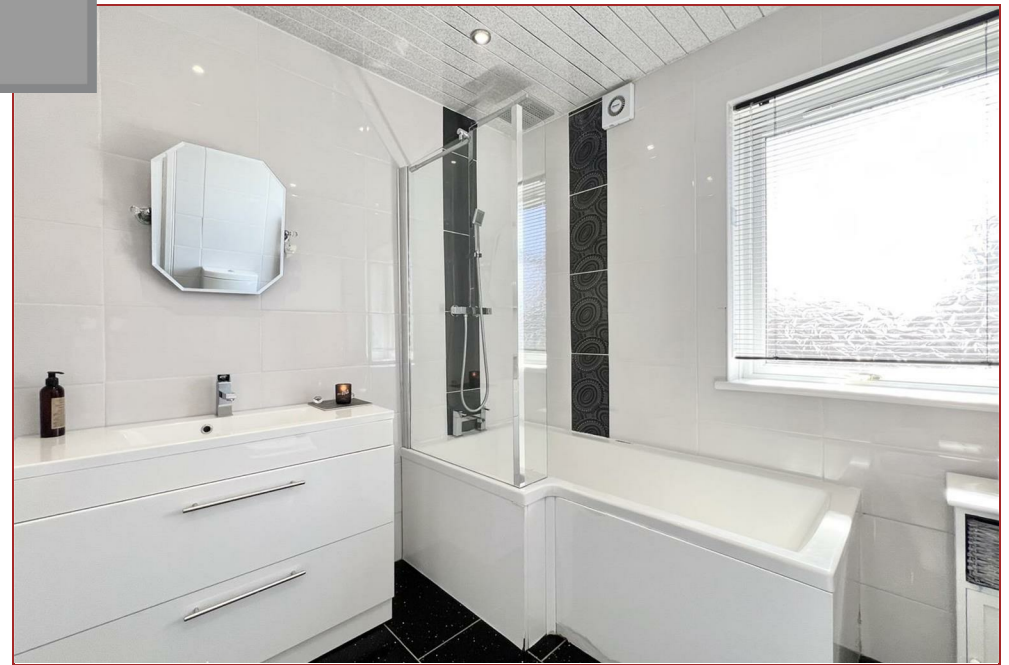
Coatbridge Town Centre has a variety of local shops, whilst the nearby Faraday Retail Park has a wide selection of high street stores. Primary schools are within proximity and for those commuting by public transport, train stations are also nearby and provide links to the surrounding towns and cities, including Glasgow and Edinburgh. For those commuting by car, the property is conveniently located within easy reach of the M8, A8 and the M73 providing excellent commuting along the central belt as well as allowing access to the nearby M74.

Council Tax Band - D

1474.00 sq ft | EER = D



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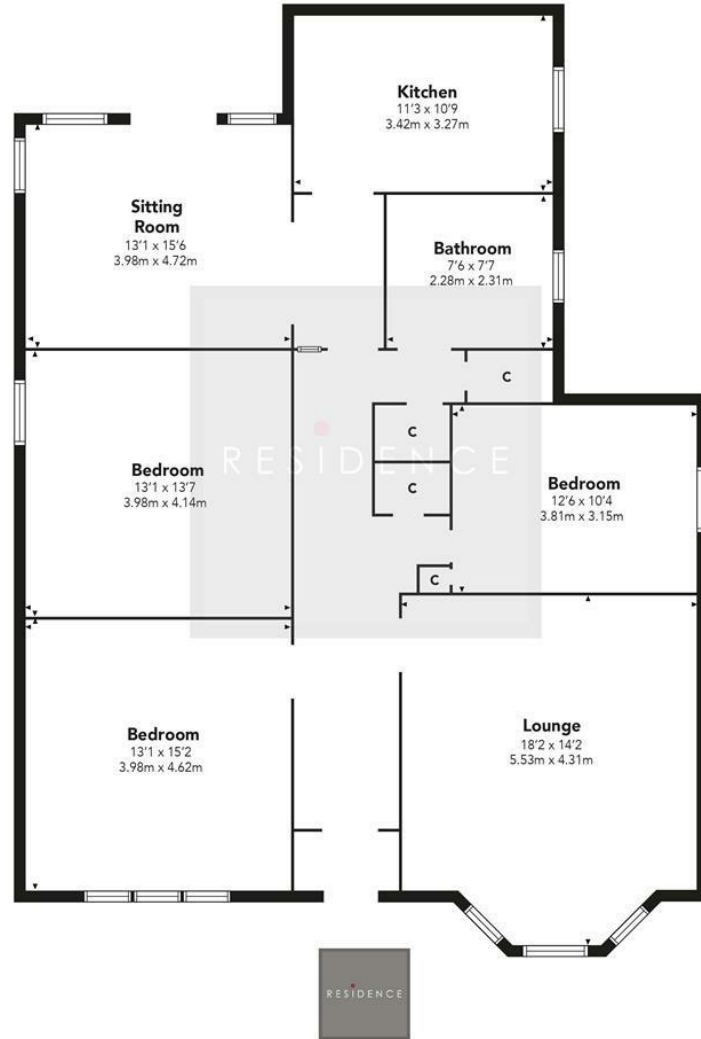


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Mount Vernon Avenue



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.