



PROPERTY
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Avon Avenue
Airdrie
ML6 7TP

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Offers Over £85,000

A generously proportioned three-bedroom end-terrace home, occupying a private corner plot in the peaceful village of Upperton, Airdrie.

This well-maintained property offers excellent potential for a wide range of buyers, including first-time purchasers, families, and investors seeking a home they can modernise to taste.

Of traditional construction with a rendered exterior beneath a pitched concrete tiled roof, the home enjoys spacious accommodation throughout. A large undeveloped loft currently provides excellent storage and may also offer potential for conversion into an attic room, subject to the appropriate consents.

Extending to around 1,060 sq. ft. (98.5 m²), the accommodation is notably generous compared to similar homes in the area. On the ground floor, a welcoming entrance vestibule leads into the central hallway. To the front, a bright and spacious lounge provides an excellent living and entertaining space, while to the rear there is a separate dining room and a well-proportioned kitchen, both enjoying garden aspects and access to the rear vestibule. Upstairs, there are three well-sized double bedrooms together with a family bathroom.



Home Report Valuation
£90,000

Council Tax Band B

EPC Rating D



Externally, the property sits within a substantial corner garden plot, offering lawned and planted areas to the front, side and rear, alongside a driveway providing off-street parking and a useful detached store.

While the interior has been carefully maintained, it now presents buyers with the opportunity to update and add value, making this an ideal purchase for those looking for a home they can put their own stamp on.



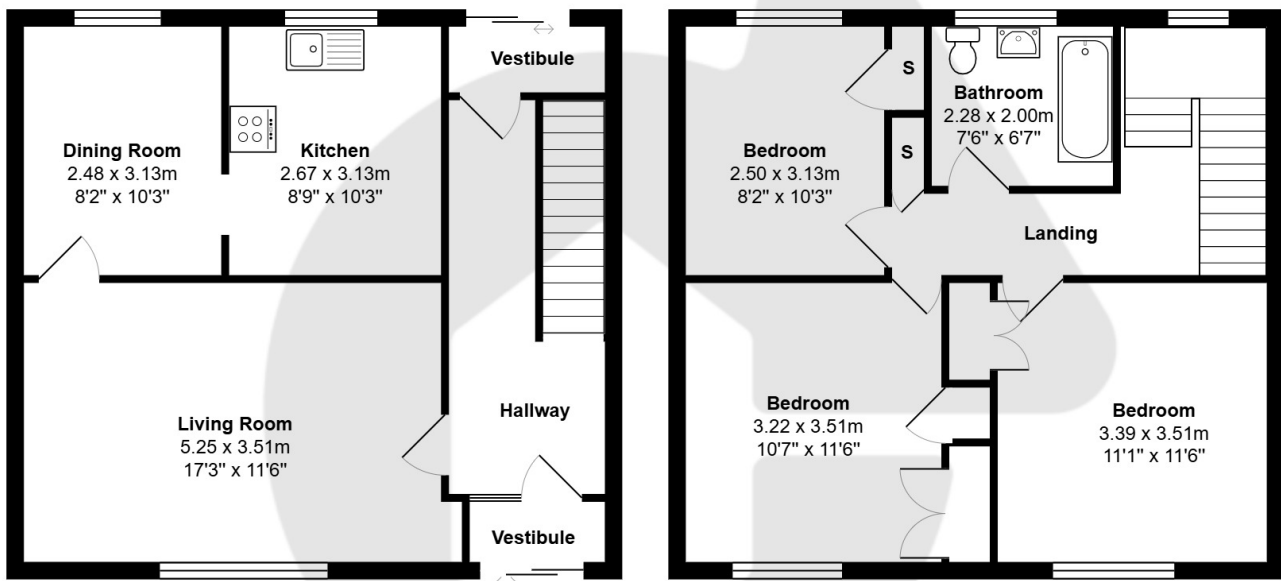
Upperton itself is a quiet yet well-connected location, with everyday amenities available in nearby Airdrie and Coatbridge, including schooling, shops, leisure facilities and transport links. Regular rail services and easy road connections make it particularly convenient for commuting to Glasgow, Edinburgh and throughout the central belt.



The property further benefits from oil-fired central heating, double-glazed windows, and attractive open scenery surrounding the village.

Vendor Comments

It's a spacious home in a great area with lovely neighbours. We've really enjoyed living here and it will be greatly missed.



Total Area: 98.5 m² ... 1060 ft²

All measurements are approximate and for display purposes only

Location

Upperton is a peaceful and friendly village with beautiful surrounding scenery and a real sense of community. Despite the rural feel, it's only a short drive to Airdrie and Coatbridge for shops, schools and leisure facilities, with excellent rail and road links making commuting to Glasgow, Edinburgh and beyond very convenient





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