



House - Semi-Detached (EPC Rating:)

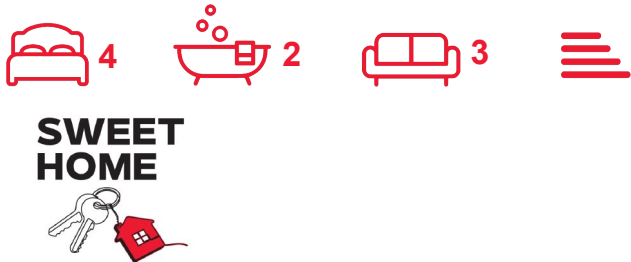
11 MOUNT VERNON AVENUE, BLAIRHILL, COATBRIDGE, ML5 1NR

Offers over

£470,000

FEATURES

- Semi Detached Traditional Sandstone Villa
- Extended to the Rear
- Gated Entry
- Monoblock Drive
- Conservatory
- Master Bedroom with En-suite
- Open Fire in Lounge
- Near Blairhill Train Station

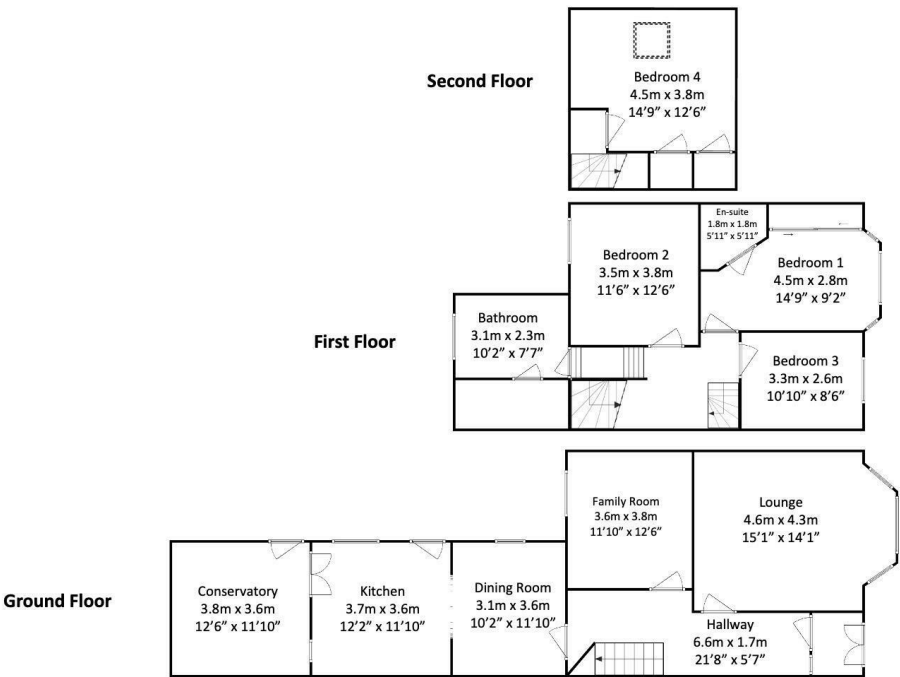


4 Bedroom House - Semi-Detached located in Coatbridge

Caroline Morrison of Sweet Home is delighted to bring to the market, this exceptional sandstone traditional villa offers a rare opportunity to acquire a substantial home spread over three impressive levels. Boasting classic period charm blended with modern conveniences, this four -bedroom villa is perfect for growing families or those seeking expansive living in a prime location. Renowned as one of the most desirable streets in the area Mount Vernon Avenue, Coatbridge, this property boasts a walled and gated entrance, providing both privacy and security. The mono block driveway leads to a well-maintained lawn at the front, while the large garage to the side and rear offers ample storage space. The outdoor area features a lovely lawn and patio, perfect for enjoying the fresh air.

Upon entering, you are greeted by elegant storm doors that open into a welcoming vestibule and a spacious hall with stairs leading to the upper floors , The ground floor comprises a formal lounge, complete with Traditional Cornicing high ceilings and open fire, a family room, and a dining room, all designed for comfortable living. The large kitchen at the rear is ideal for culinary enthusiasts, and the adjoining conservatory allows for an abundance of natural light, creating a warm and inviting atmosphere.

The first floor features split level , four-piece family bathroom and three Bedrooms with the master benefiting from an en-suite showerroom. Ascending to the second floor, you will find a fourth bedroom complete with fitted robes, providing additional space for family or guests.



Call us on

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<https://sweet-home.co.uk/>

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

