



END TERRACE VILLA

12 KIRKSTYLE PLACE
GLENMAVIS
ML6 0PG



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Generously proportioned throughout with good storage accommodation, this impressive END TERRACE VILLA comprises an ideal first family home. Situated within a small cul-de-sac and set amidst larger gardens to front, side and rear the accommodation comprises:

Decorative double glazed and PVC door onto reception hall with access to ground floor apartments and good storage below stairs, impressive 23' lounge/dining with aspects to both front and rear, period style focal point fireplace, larger breakfasting kitchen with window and door to rear, access to the kitchen is from both the reception hall and dining area.

First floor: two good sized double bedrooms, each with two deep storage cupboards, modern fitted shower/wet room with full height wet wall panelling.

Gas central heating. Double glazing including front and rear doors. The building has been re-rendered externally.

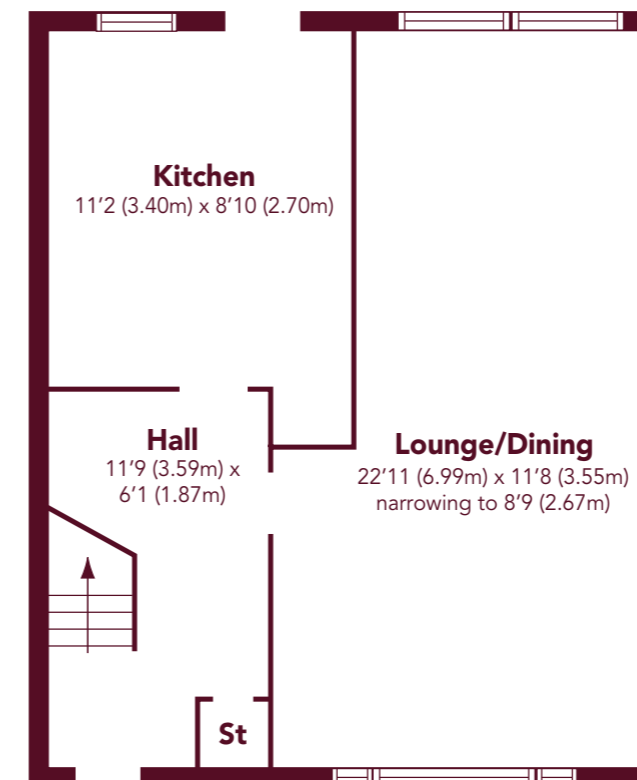
The property is situated a few minutes walk to New Monkland Primary School and only a few minutes from both Airdrie and Coatbridge Town Centres and the motorway network beyond.

Measurements

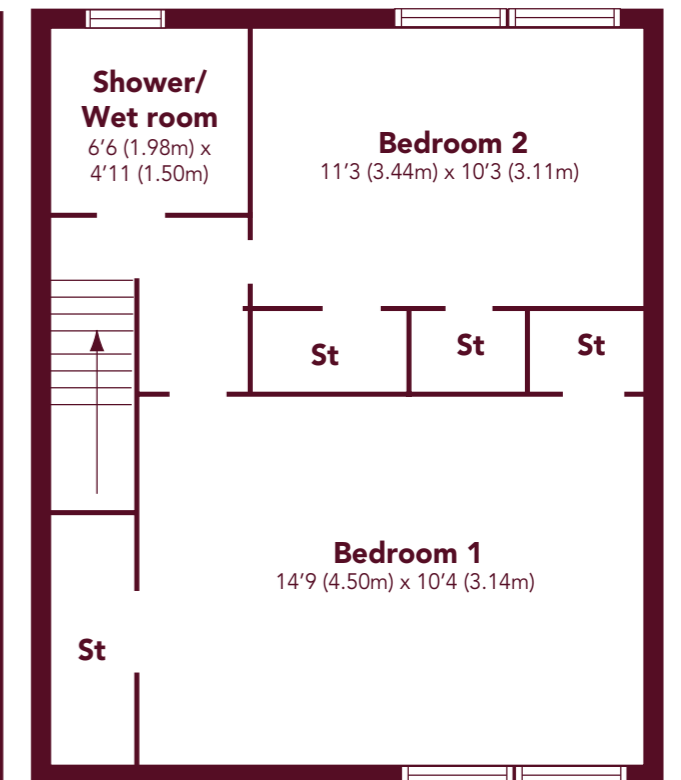
RECEPTION HALL	11'9 (3.59m) x 6'1 (1.87m)	FIRST FLOOR	
LOUNGE/DINING	22'11 (6.99m) x 11'8 (3.55m) narrowing to 8'9 (2.67m)	BEDROOM ONE	14'9 (4.50m) x 10'4 (3.14m)
KITCHEN	11'2 (3.40m) x 8'10 (2.70m)	BEDROOM TWO	11'3 (3.44m) x 10'3 (3.11m)
		SHOWER/WET ROOM	6'6 (1.98m) x 4'11 (1.50m)



GROUND FLOOR

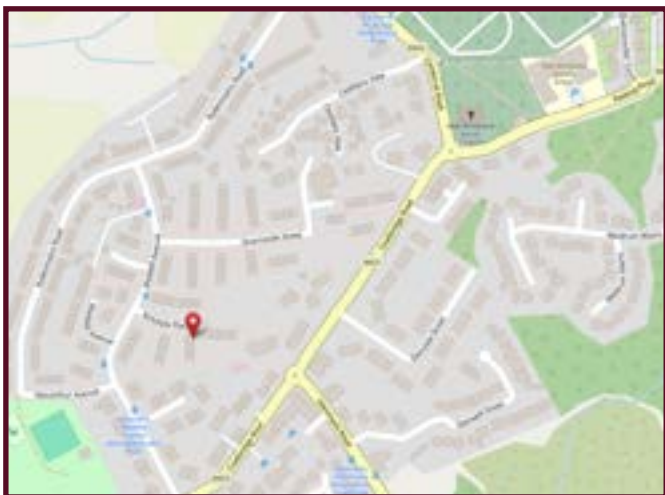


FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd



Travel Directions

From Coatbridge Town Centre travel north along Sunnyside Road from the roundabout at the junction with Bank Street, continue past Coatbridge Sunnyside Station on left at the top turn left then immediately right onto Burnbank Street straight onto Waverley Street, Coatbridge Road on entering Glenmavis turn left onto Waddell Avenue, right onto Kirkstyle Place and number 12 is on right set back from the road.

Viewing

Strictly by appointment.
Please call our Property Department on 0141 204 2833

EPC

D

Council Tax

Band B.

Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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