

FREEHOLD



House - Detached (EPC Rating: B)

# 14 KILKEEL AVENUE, GLENBOIG, COATBRIDGE, ML5 2TT

Offers over

## £324,995

### FEATURES

- Four Bedrooms
- Stylish en-suite shower
- Large monoblock driveway
- Integral garage included
- Modern open-plan lounge
- Contemporary kitchen units
- Peaceful enclosed garden
- Popular Glenboig location



**SWEET HOME**



# 4 Bedroom House - Detached located in Coatbridge

Call us on

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[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

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

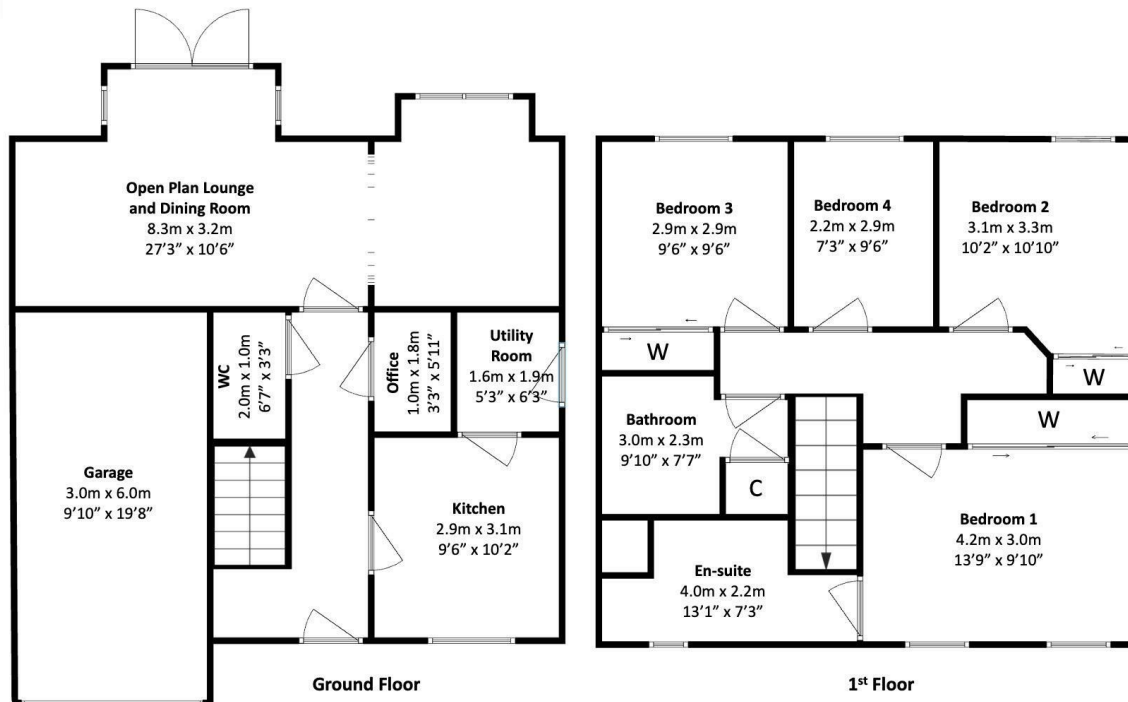
Sweet Home Scotland is delighted to present this exceptional four-bedroom detached family home located on Kilkeel Avenue in the charming village of Glenboig, Coatbridge. Nestled within a modern and highly sought-after residential development, this property an abundance of space and versatility for family living.

As you step inside, you are greeted by a bright and welcoming reception hallway that sets the tone for the quality of the accommodation. The ground floor features a contemporary open-plan lounge and dining area at the rear, enhanced by French doors that lead directly to the enclosed rear garden, creating a seamless connection between indoor and outdoor spaces. The kitchen, situated at the front of the property, is equipped with a wide range of wall and base units, integrated appliances, and a separate utility room for added convenience. Completing the ground floor is a generously sized WC and a useful storage cupboard, currently utilised as an office.

Venturing to the upper level, you will find four well-proportioned bedrooms, each benefiting from fitted wardrobes. The principal bedroom is particularly impressive, featuring a stylish en-suite shower room and extensive fitted storage. A modern family bathroom serves the remaining bedrooms, ensuring comfort and convenience for all.

Council Tax Band

E



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		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.

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