



## 20 Kilkeel Avenue, Glenboig, Coatbridge, ML5 2TT

Offers Over £245,000

- Impressive Semi- Detached Property
- Tasteful Lounge
- GCH, DG, Solar Panels & Adequate Storage
- EER - B
- 3 Bedroom Master Ensuite
- Generous Dining Kitchen with a Number of Appliances
- Ample Off Street Parking & Landscaped Rear Garden
- Maintained & Presented to a High Specification Throughout
- Downstairs w/c
- Close to Local Amenities & Transportation Links

# 20 Kilkeel Avenue, Coatbridge ML5 2TT

This is a tremendous opportunity to acquire a wonderful family home, located within a desirable residential location. The current owners have created a magnificent property, finished to an exceptional specification throughout. This 3 bedroom, semi-detached property is one not to miss and early viewing will be essential. For further details or to arrange a viewing please contact the office on 01417751050. EER - B



Council Tax Band: D



CODA Estates are delighted to present to the market this immaculate three bedroom semi detached property in Glenboig. Upon entering the property, you are invited into the welcoming hallway, flooded with natural light, setting the tone for the stylish interiors throughout. To the left, you'll find a beautifully finished front-facing living room, which offers an impressive space for relaxing or entertaining.

The real heart of the home, is the attractive open plan dining kitchen. This contemporary space is fully equipped with high-quality integrated appliances, including a fridge freezer, gas hob, electric oven, and dishwasher, all within warranty. All cabinetry features soft-close hinges, and the open-plan layout is perfect for family life or hosting. Patio doors lead directly to the expansive rear garden, making this room ideal for indoor-outdoor living during the warmer months.

Upstairs, the property continues to impress. At the top of the staircase is the main family bathroom, finished to a high standard with a modern bath and tasteful fixtures. The principal bedroom is beautifully presented, with window over looking the rear garden and boast ensuite shower facilities. The second bedroom, is another generous double and enjoys an abundance of natural light. The third bedroom, is presently used as a opulent dressing room.

Additional features include two convenient storage cupboards, one under the stairs and another on the upper landing, as well as a large loft offering more storage potential. The exterior of the home is equally impressive, boasting a driveway which can fit three cars, a front garden, and a substantial rear garden—perfect for families, pets, or those who enjoy outdoor living. The current owners have invested time and money landscaping the garden to provide a perfect environment in which to relax and/or entertain.

Energy efficiency is enhanced with the inclusion of solar panels, and the recently serviced boiler, less than four years old, ensures comfort and reliability.

With its generous proportions, quality finishes, and ideal location, this property offers the perfect blend of modern living and village charm. Early viewing is will be imperative

#### Room Dimensions

Hallway - 5.48m x 3.21m

Lounge - 4.26m x 3.01m

Dining Kitchen - 5.23m x 3.02m

w/c - 1.94m x 1.40m

Master Bedroom - 3.23m x 3.05m

Ensuite - 3.05m x 1.52m

Bedroom 2 - 3.67m x 2.84m

Bedroom 3 - 2.45m x 2.26m

Bathroom - 2.08m x 1.93m

Landing - 4.04m x 2.27m

#### Location

This exquisite home is located in a highly sought-after and charming village within North Lanarkshire. Just over four years old and tastefully finished to an exceptional standard, this property offers contemporary, spacious living over two levels. The development is perfect for commuters or anyone seeking a peaceful lifestyle with easy of access to local amenities. Gatcosh train station is within walking distance of the property. With North Lanarkshire Council's newly announced expansion project in the area, this is an ideal opportunity for those looking to invest in a growing community.

EER – B

Home Report Available on Request

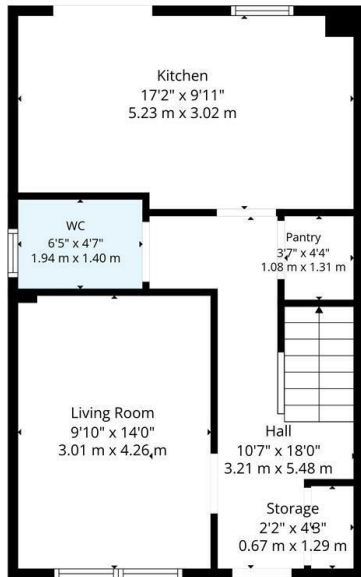
Viewings Strictly By Appointment

If you are interested in viewing this property please contact our offices direct

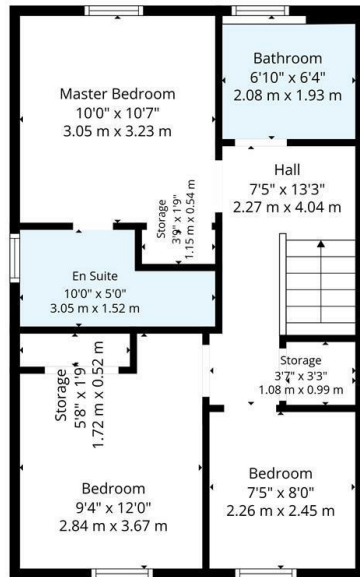
on . Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.







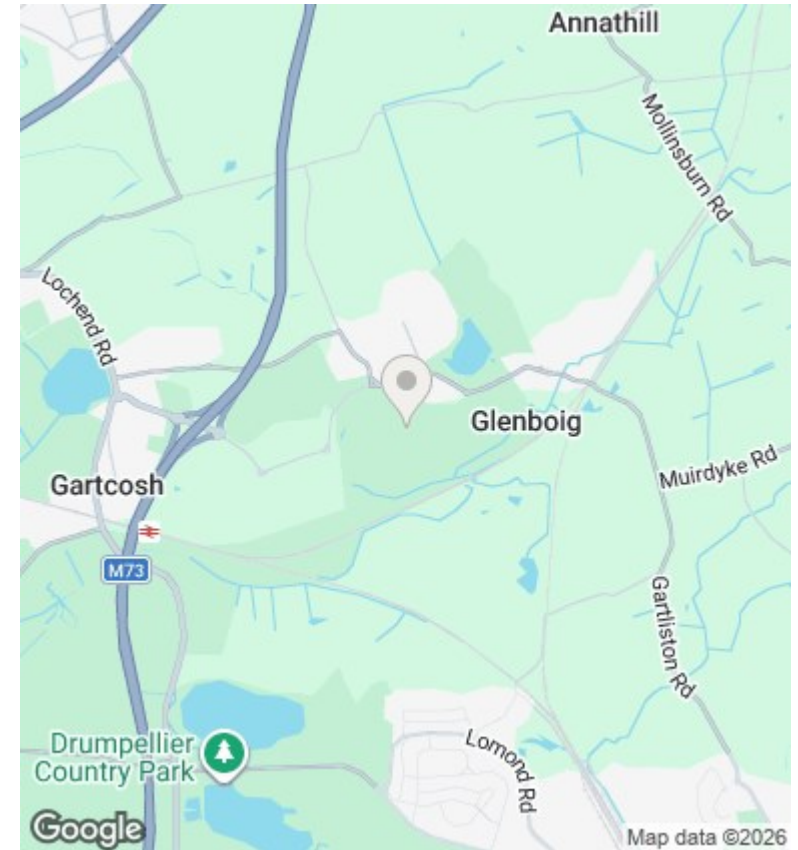
1st Floor



2nd Floor



**TOTAL: 934 sq. ft, 87 m<sup>2</sup>**  
 1st floor: 476 sq. ft, 44 m<sup>2</sup>, 2nd floor: 458 sq. ft, 43 m<sup>2</sup>  
 EXCLUDED AREAS: STORAGE: 38 sq. ft, 4 m<sup>2</sup>, WALLS: 93 sq. ft, 8 m<sup>2</sup>  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	EU Directive 2002/91/EC	