



**MID TERRACE VILLA**

69 High Burnside Avenue,  
Coatbridge.  
ML5 1HZ



## 69 High Burnside Avenue, Coatbridge. ML5 1HZ

Occupying an enviable cul-de-sac position, this easily maintained modern MID TERRACE VILLA comprises an ideal first home. Situated nearby Bank Street and West End Park, there is excellent local shopping and public road and rail transport nearby including Kirkwood Station, only a few minutes to the Town Centre with excellent amenities including a large Asda, Tesco and access to the motorway network.

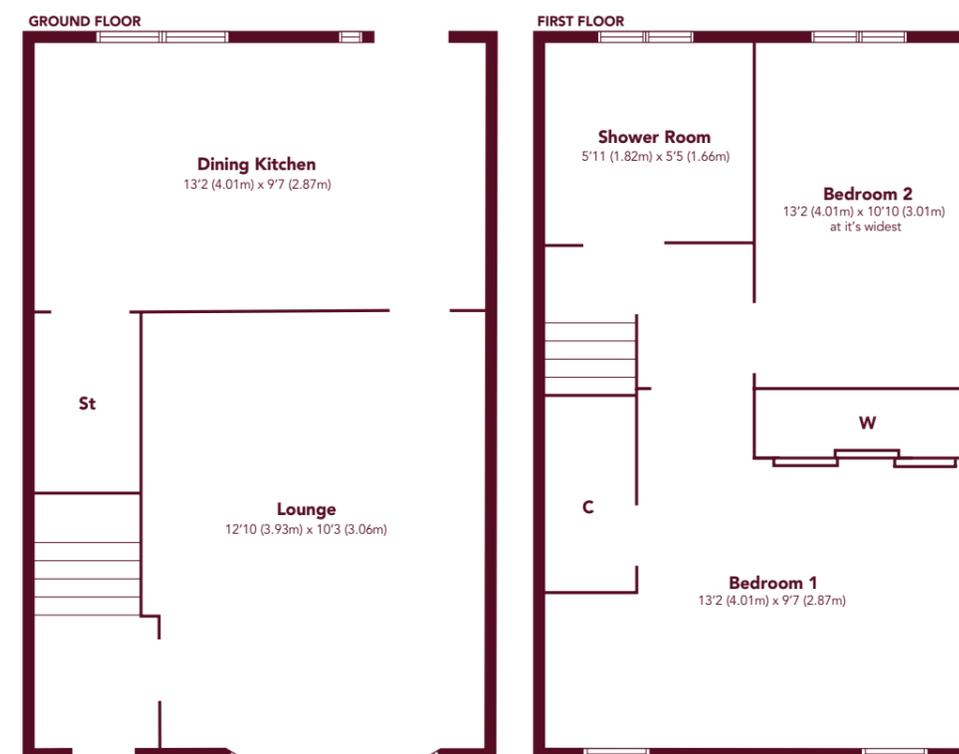
Decorative double glazed and PVC front door onto entrance hall, lounge to front with feature fire-place and bay window overlooking front garden and cul-de-sac, access to a fitted dining kitchen with window and door onto rear garden. The preparation area comprises floor and wall mounted light wood veneer fronted units with mahogany wood veneer work tops, metro tiled splash back and integrated stainless steel oven, hob and hood, deep pantry/storage extending below stairs.

First floor: generous main bedroom to front with twin windows, fitted wardrobes to one wall and additional deep storage cupboard, further bedroom to rear, modern fitted shower room comprising three piece suite with full height wet wall panelling, wash hand basin in vanity unit.

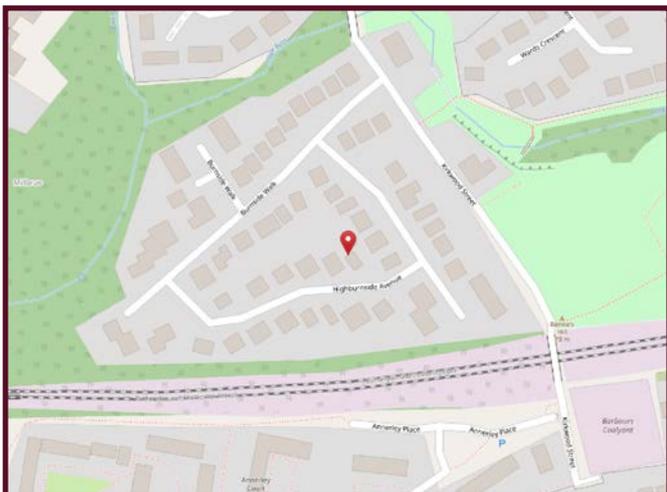
The specification includes gas central heating and PVC double glazing. Easily maintained private gardens to front and rear. Residents and guest parking immediately adjacent.

### Measurements

LOUNGE	12'10 (3.93m) x 10'3 (3.06m)	BEDROOM ONE	13'2 (4.01m) x 10'10 (3.01m)
KITCHEN	13'2 (4.01m) x 9'7 (2.87m)		at its widest points
FIRST FLOOR		BEDROOM TWO	11'6 (3.51m) x 6'8 (2.03m)
		SHOWER ROOM	5'11 (1.82m) x 5'5 (1.66m)



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



### Travel Directions

Traveling west along Bank Street, West End Park on right, continue past the junction with Blair Road on right turning next left onto Kirkwood Street, second right onto Burnside Walk continuing to the cul-de-sac number 69 High Burnside Avenue is on the left.

### Viewing

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

### EPC

C

### Council Tax

Band C.

### 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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