



Craigneuk Avenue
Airdrie, ML6 8AW

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Craigneuk Avenue
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End Terrace

4 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Larger style 3/4 bedroom end terraced home
- Great opportunity to put your own stamp on a property with huge potential requiring a degree of cosmetic upgrading
- Spacious, front facing lounge
- Good size dining kitchen
- Additional room on the ground floor could be utilised as 4th bedroom, separate dining room, cinema or 2nd lounge
- 3 double bedrooms on the first floor
- Large garden area to front side and rear with driveway for parking several cars
- Close to Airdrie town centre, schools, shops and supermarkets
- Close to public transport links + easy access to the M8 motorway
- COUNCIL TAX BAND:C - EPC RATING: D

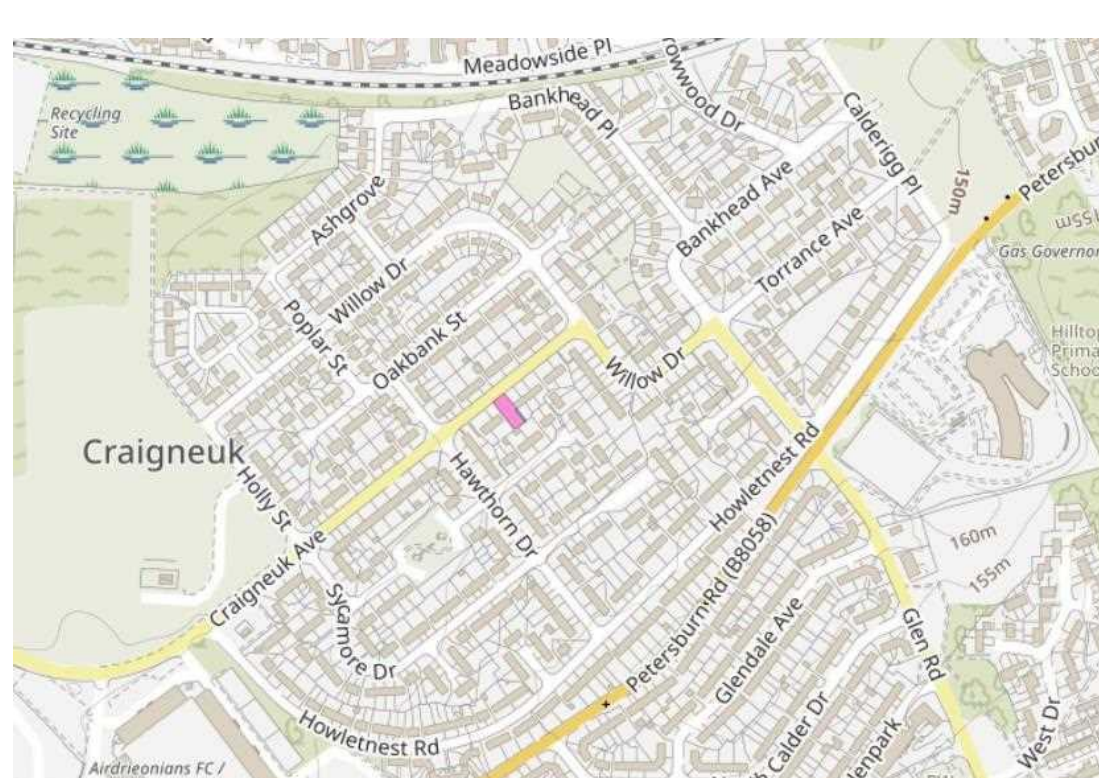


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Craigneuk Avenue, Airdrie, ML6 8AW

Move On are delighted to present to the market this seldom available, larger style 3/4 bedroom end terraced villa in Airdrie – Craigneuk Avenue.

This property has huge potential and this is a great opportunity to put your own stamp to a home requiring a degree of cosmetic upgrading, with flexible living accommodation which includes: a spacious front facing lounge; great sized dining kitchen; an additional room on the ground floor which could be utilised as a 4th bedroom, separate dining room, 2nd lounge, kids playroom, cinema or home office; 3 double bedrooms on the first floor and a family bathroom.

Externally the plot has great sized gardens to front, side and rear. The front is mostly laid to lawn, and there is a long, paved driveway with space for parking several cars; and a large rear garden which has a lawn area, shrubs and trees.

Craigneuk Avenue is located just off Carlisle Road in the Craigneuk/Petersburn area of Airdrie close to local amenities, schools, and supermarkets. The town of Airdrie is ideally located for those looking to commute by car, with the M8, M74 and M80 nearby linking central Scotland and further afield. For those commuting by public transport there are regular bus and train links from Airdrie to the surrounding towns and cities including Glasgow and Edinburgh. There is lots of sports and recreational facilities nearby including Sports centres, gyms, country parks and golf courses.

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ROOM MEASUREMENTS

Lounge: 4.60m (15' 1") x 3.60m (11' 10")

Kitchen: 4.60m (15' 1") x 2.80m (9' 2")

Bedroom 4/Dining: 4.00m (13' 1") x 3.00m (9' 10")

Bedroom 1: 4.50m (14' 9") x 3.20m (10' 6")

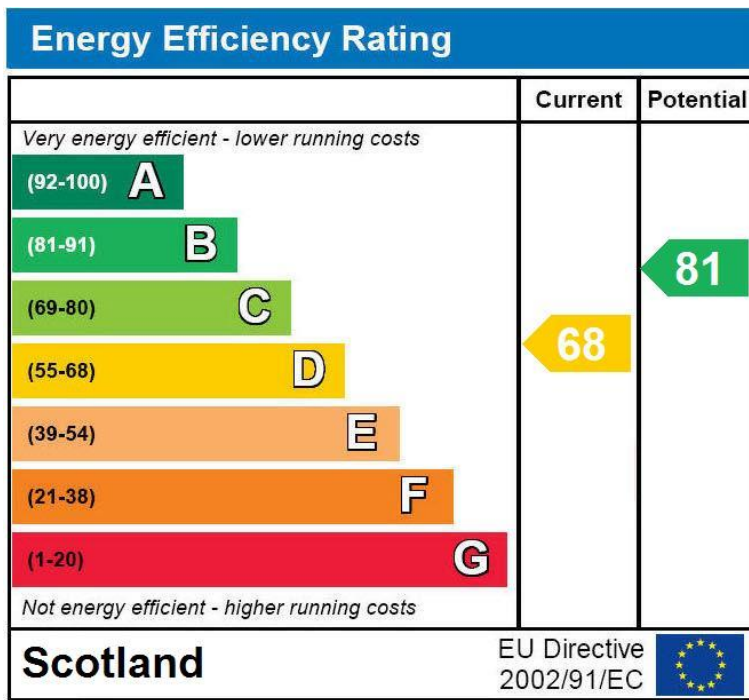
Bedroom 2: 2.91m (9' 7") x 3.40m (11' 2")

Bedroom 3: 4.00m (13' 1") x 3.00m (9' 10")

Bathroom: 2.50m (8' 2") x 1.50m (4' 11")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

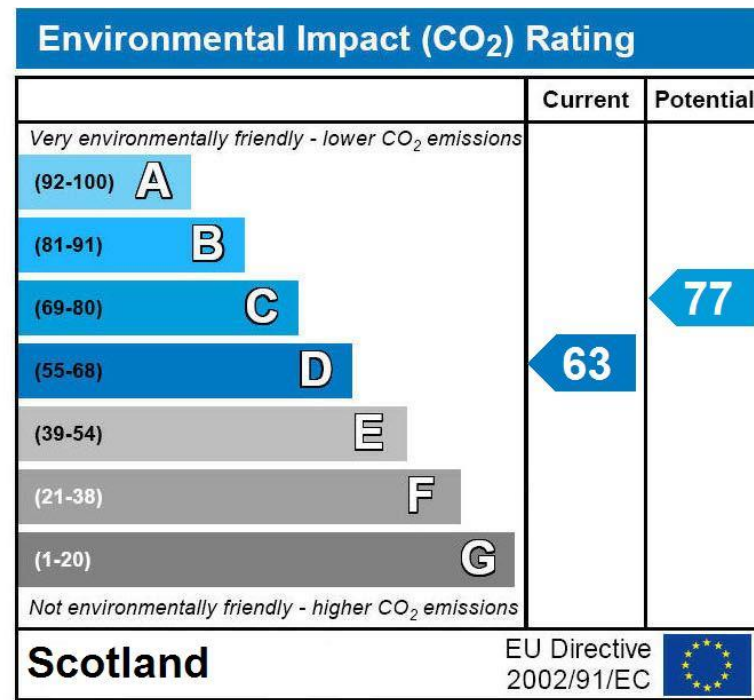


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (68)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (63)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.

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