



**Culzean Avenue**  
Coatbridge, ML5 5LP

**move **

Culzean Avenue  
Coatbridge  
ML5 5LP

Terraced

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

- **Stunning mid terraced home**
- **Fully refurbished throughout and finished to a high standard**
- **Rewired, freshly painted, new double glazing, new carpets and floor coverings throughout**
- **Bright lounge with neutral decor**
- **Gorgeous matt grey kitchen with integrated appliances**
- **2 double bedrooms with storage**
- **Modern bathroom suite**
- **2 car monoblock driveway to the front + paved patio and levelled, enclosed garden to rear**
- **Situated in a popular area of Coatbridge just outside the town centre and close to Whifflet and Kirkwood Train Stations. Easy access to A8 and M8 motorway**
- **COUNCIL TAX RATING: B - EPC RATING:C**



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## Culzean Avenue, Coatbridge, ML5 5LP

Move On are delighted to present to the market this stunning 2 bedroom mid-terraced home in Coatbridge - Culzean Avenue.

This beautifully presented home has been recently refurbished throughout, finished to a high standard and is in true walk-in condition just ready to put your furniture down. The accommodation features: A great sized lounge; brand new matt grey kitchen with integrated appliances and a breakfast bar area; stylish bathroom suite with grey wet-wall panelling; and 2 double bedrooms both with fitted storage. There is gas central heating, brand new double glazing, new carpets and floor coverings throughout, and the property has been fully rewired as well as freshly painted and decorated.

Externally, there is a new, 2 car monoblock driveway to the front and the rear garden has a paved patio and has been levelled and prepared for turfing in the Spring.

This fantastic home would make an excellent first time buy and particularly suit those looking for a home which has everything brand new inside.

Culzean Avenue is located in a popular location in the Cuparhead/ Old Monkland area of Coatbridge, with schools and a range of local amenities for day-to-day shopping nearby. There is a larger selection of retail and leisure facilities at Coatbridge town centre and retail parks. Both Kirkwood and Whifflet train stations are within easy reach. For those commuting by car, the A8 and M8 motorway junctions are just a few moments' drive.

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## ROOM MEASUREMENTS

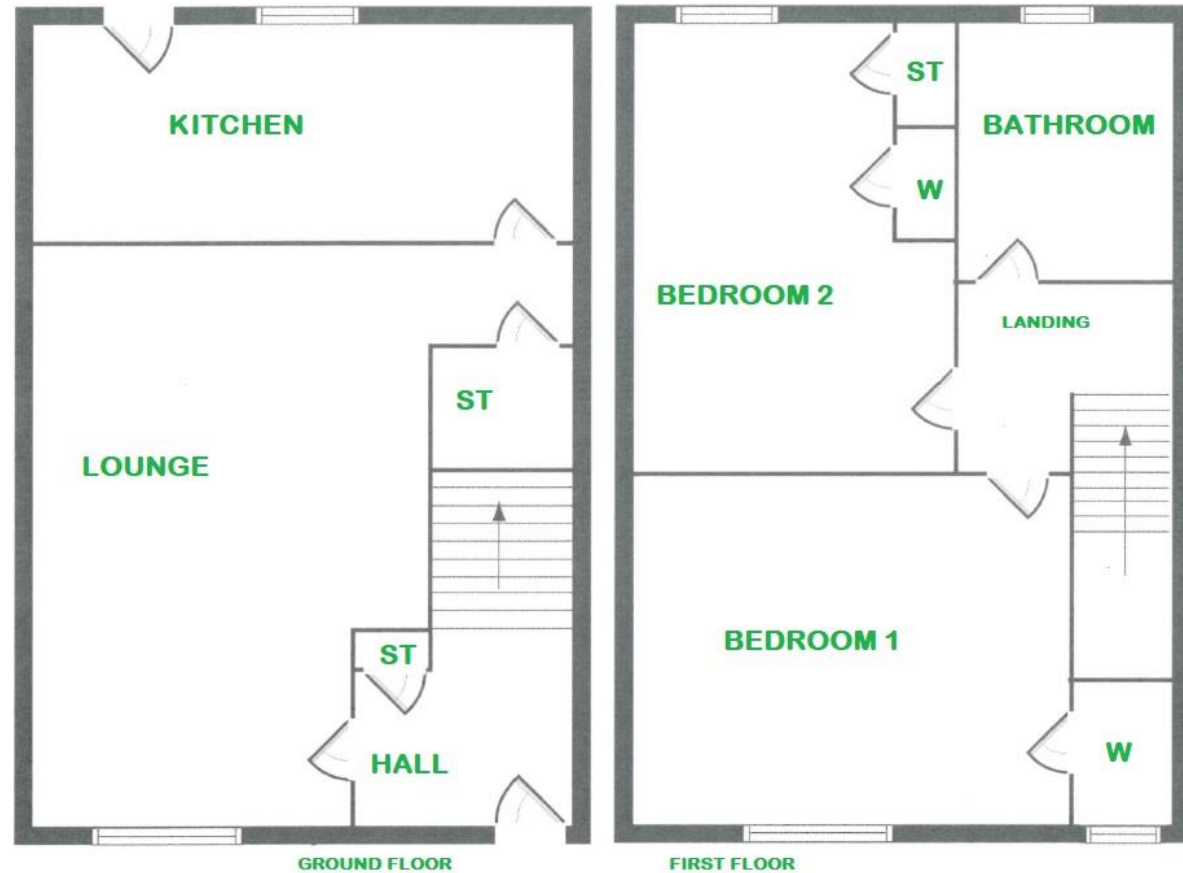
Lounge: 4.88m (16' 0") x 4.39m (14' 5")

Kitchen: 4.88m (16' 0") x 1.80m (5' 11")

Bedroom 1: 4.50m (14' 9") x 2.50m (8' 2")

Bedroom 2: 3.40m (11' 2") x 3.40m (11' 2")

Bathroom: 2.00m (6' 7") x 1.70m (5' 7")

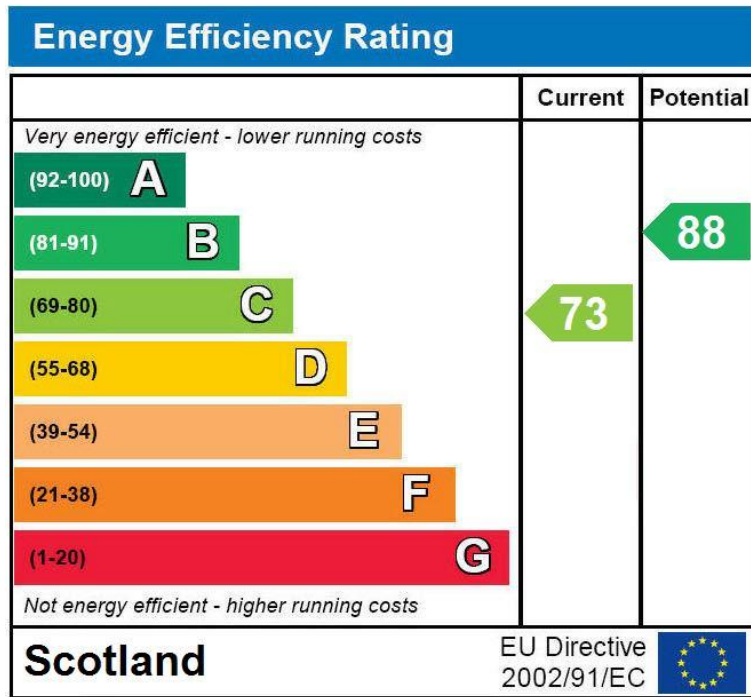


GROUND FLOOR

FIRST FLOOR

Floorplans are indicative only - NOT TO SCALE

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.

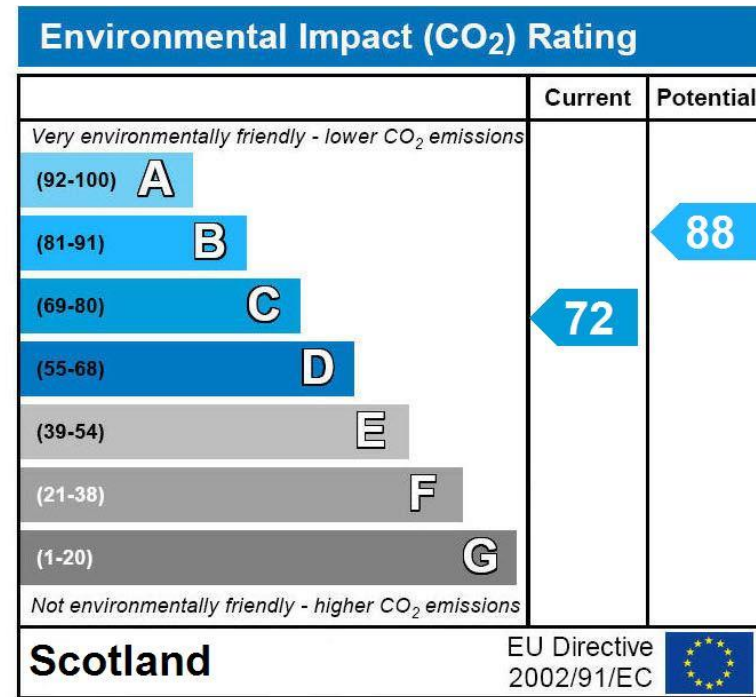


### Energy Efficiency Rating

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 C (73)**. 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 (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. 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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