



BOHOME
ESTATE AGENTS

Ryefield Avenue, Coatbridge Offers Over £229,995

Three Bedroom Semi-Detached | Freehold **SSTC**

Bohome Estate Agents are delighted to present this beautifully presented three-bedroom semi-detached home, located in the highly sought-after area of Drumpellier, Coatbridge. This charming property offers modern living in a tranquil setting, complete with a driveway and a versatile detached garage currently used as a gym.

Upon arrival, you are welcomed by a neat lawn, mature trees, and lush shrubbery, creating an inviting first impression. The welcoming entrance hallway leads to a stylish front-facing lounge, featuring a comfortable ambience and a focal point fireplace. This area seamlessly flows into an open-plan dining area, enhanced by patio doors that open to the rear garden, perfect for indoor-outdoor living.

The fully functional kitchen offers a range of base and wall-mounted cabinets, providing ample storage and workspace. Completing the ground floor is a convenient downstairs shower room.

On the upper level, the property boasts two well-proportioned double bedrooms, one with built-in storage, and a third single bedroom currently utilised as an office. The family bathroom is fitted with white sanitary ware, chrome finishes, and neutral tiling, adding a touch of modern elegance. The home benefits from gas central heating and double glazing, ensuring year-round comfort and energy efficiency.

Externally, the rear garden is laid with lawn and decorative stone chips, surrounded by timber fencing, offering a private and secure outdoor space. The versatile detached garage, currently used as a gym, adds significant value and flexibility to the property.

Local Area

Drumpellier is one of Coatbridge's most sought-after areas, renowned for its peaceful environment and strong community spirit. The nearby Drumpellier Country Park provides stunning natural landscapes, walking trails, and recreational activities. The area is well-served by excellent schooling options, local shops, cafes, and restaurants, ensuring all your daily needs are met. Convenient transport links, including regular bus and train services to Glasgow and Edinburgh, and proximity to major road networks, such as the M8 and M74, further enhance connectivity.

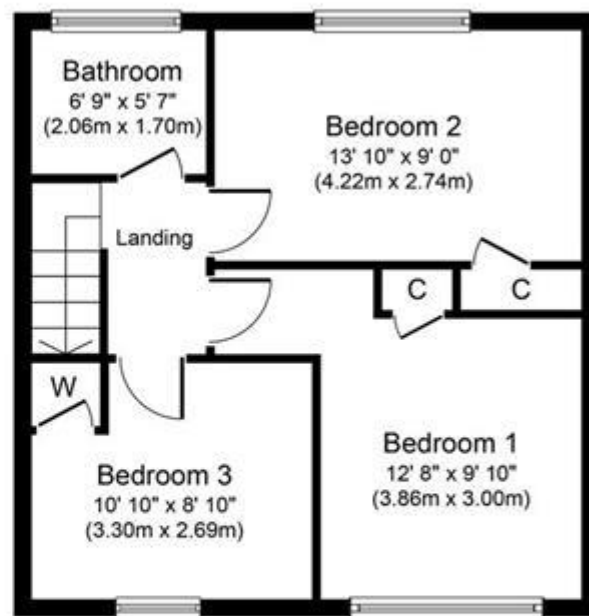
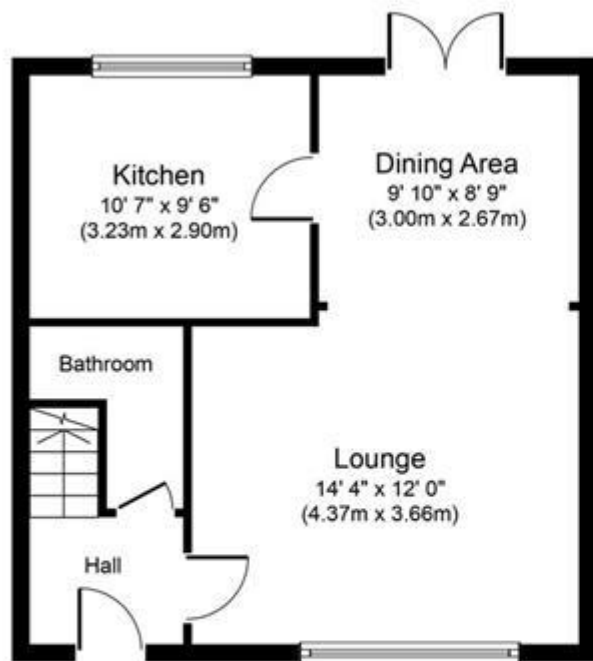
Experience the best of both worlds in this beautifully presented home in Drumpellier. Schedule your viewing today and discover the exceptional lifestyle on offer at Ryefield Avenue.

Thinking of selling your home? Contact South Lanarkshire's best estate agent, as voted by Scotland's Business Awards 2023. Call 01698 440322 or visit our website at www.bohomeestateagents.co.uk for a free property valuation.

Council Tax Band: D
Tenure: Freehold
Parking options: Off Street
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(92-100) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland	EU Directive 2002/91/EC	Scotland	EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)