



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**165 Mitchell Street**

KIRKWOOD, COATBRIDGE, NORTH LANARKSHIRE, ML5 5PP

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Mitchell Street in Coatbridge is a great place to live and commute from. The transport links by bus and rail (Kirkwood railway station) are frequent and it's a mere ten-minute drive to Coatbridge town centre and Faraday retail park.

For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.

McEwan Fraser Legal are delighted to offer to the market this Fantastic two-bedroom mid terraced villa, situated in the popular Kirkwood area of Coatbridge. This area is always very popular, due to the old-fashioned values preferred by families, where everybody actually knows each other and there is a great community spirit.

The property itself has a strong emphasis on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living.

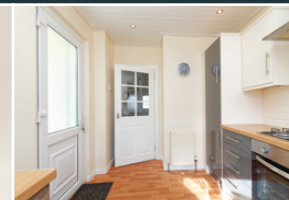
The property is formed over two levels, the lower level consisting of a spacious lounge which allows a range of furniture configurations and a large double-glazed window with front garden aspect floods the room with natural light.

The modern kitchen has been well fitted to include a good range of floor units with matching worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor fan, making this the ideal kitchen for an aspiring chef. The rear garden is also accessed from this room.

The upper level of the property offers two double bedrooms both with ample room for free standing furniture. The property is completed internally with the family bathroom which consists of a four-piece suite.

The property further benefits from gas central heating, double glazing with private front and rear garden grounds.

This is a great starter home for any young couple or small family. Early viewing is strongly advised for the astute buy-to-let investor, young families or first-time buyers looking for a great place to call home.



# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

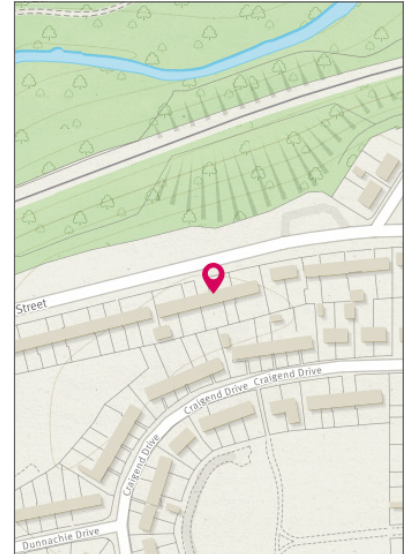


Approximate Dimensions  
(Taken from the widest point)

Lounge	5.69m (18'8") x 3.40m (11'2")
Kitchen	3.80m (12'6") x 2.50m (8'2")
Bedroom 1	4.50m (14'9") x 3.00m (9'10")
Bedroom 2	4.30m (14'1") x 3.20m (10'6")
Bathroom	3.30m (10'10") x 2.00m (6'7")
Out Shed	1.80m (5'11") x 0.90m (2'11")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup>

EPC Rating: D




  
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Text and description  
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