







## 134H Albion Street

COATBRIDGE, NORTH LANARKSHIRE, ML5 3SB

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## IMMACULATE AND CENTRAL 2 BEDROOM FLAT

eas of central Scotland are easily accessible on a the aspiring chef. daily basis. There is a good range of schools and amenities within easy reach, making it a very pop- Into the bathroom which has a 3 piece suite with ular place to call home.

McEwan Fraser Legal are delighted to Present to the market this immaculate 2 Bedroom flat which Throughout the property is neutral in decor and is in walk in condition and offering mass appeal.

This flat has plenty of off road parking to the rear with the communal areas of great standard with the added benefit of secure entry to the building.

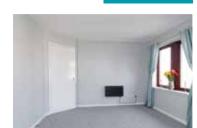
The property boasts 2 Double Bedrooms both with mirrored wardrobes and are fit for an array of furniture configurations.

Through to the lounge in the property which is a great size and the offers great views of the sur-

Albion Street is located within close proximity to roundings. The lounge is flooded with natural Coatbridge Town Centre which boasts range of light by way of the two windows. Access to the local amenities. The transport links by bus and rail kitchen is from the living room which has white are frequent and it is a mere five-minute walk to high gloss base and wall mounted cupboards Coatbridge town centre and a further five to the with contrasting wooden counter top. Coupled retail park. For those travelling by car, the main with the chrome handles, glass hob and modern motorway links are close at hand meaning all are extractor fan this is light and modern space for

> a shower over the bath, storage and a huge mirror, a great space.

> is in move in condition, a great property for a first time buyers and investors alike.

























## PROPERTY SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

 Kitchen
 3.30m (10'10") x 2.10m (6'11")

 Living Room
 4.80m (15'9") x 3.50m (11'6")

 Bedroom 1
 3.30m (10'10") x 3.00m (9'10")

 Bedroom 2
 3.30m (10'10") x 2.90m (9'6")

 Bathroom
 2.70m (8'10") x 2.10m (6'11")

Gross internal floor area (m²): 54m²

EPC Rating: E





Solicitors & Estate Agents

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