



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**33 Cuparhead Avenue**  
COATBRIDGE, NORTH LANARKSHIRE, ML55LU



# 33 CUPARHEAD AVENUE

## COATBRIDGE, NORTH LANARKSHIRE

Cuparhead Avenue 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.

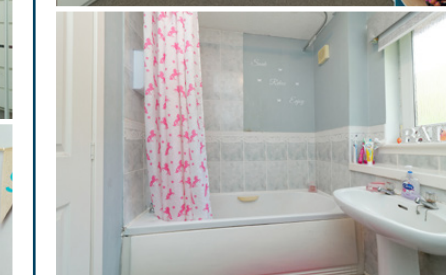
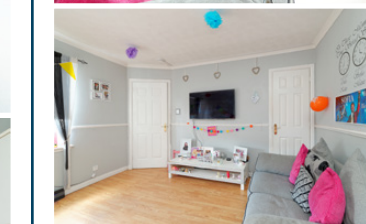
We are delighted to offer to the market this perfect two bedroom terraced home, set in a popular location with the added benefit of being a short 5/10 minutes drive to the heart of Coatbridge town centre and all the amenities it provides.

Accommodation comprises; a welcoming entrance hallway, leading to a bright and airy lounge. The kitchen/diner is perfect for the home, finished in light wood fitted units with a gas hob and electric oven. There is space for a washing machine and fridge freezer along with a welcome dining area. It's the perfect place for the family to get together around meal times.

The tiled bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers. There are two good sized bedrooms in this lovely home, both are doubles and have built in mirrored wardrobes that help bounce the light around, they both also benefit from space for freestanding furniture. To help ensure the apartment is always clutter free, there's a handy storage/linen cupboard off the upper hallway. The home is kept warm and comfortable via the double glazing and gas central heating.

There is a secure back garden with a patio area, offering space that's ideal for pets. There is also handy off-street parking to the front in the form of a driveway.

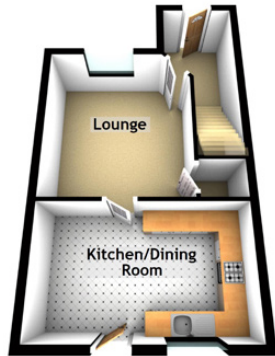
This is a property that has really been enjoyed by the current owners and it now offers a great starter home for any young couple or small family. Early viewing is strongly advised for 'canny' buy-to-let investors, young families or first-time buyers looking for a great place to call 'home'.



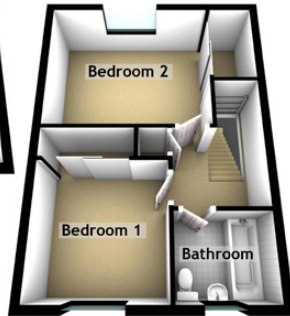


# SPECIFICATIONS LAYOUT/DIMENSIONS/ LOCATION

Ground Floor



First Floor



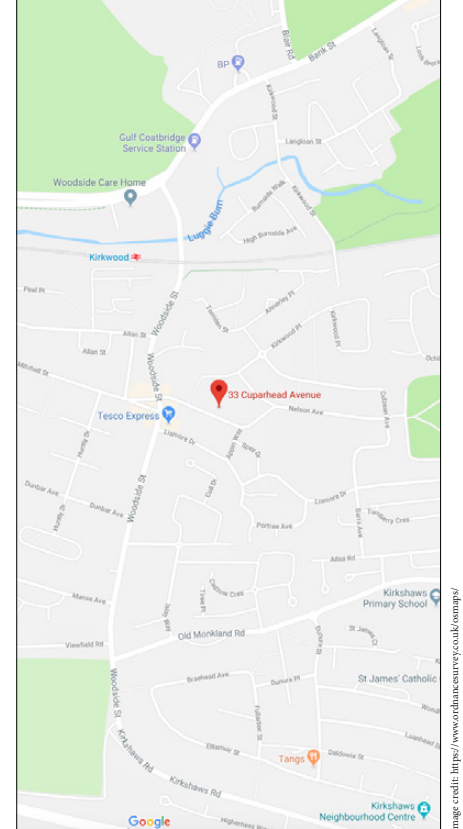
## Approximate Dimensions (Taken from the widest point)

Kitchen/Dining Room	4.80m (15'9") x 2.90m (9'6")
Lounge	3.90m (12'10") x 3.60m (11'10")
Bedroom 1	3.00m (9'10") x 3.00m (9'10")
Bedroom 2	4.00m (13'1") x 3.30m (10'10")
Bathroom	2.11m (6'11") x 2.10m (6'11")

**Gross internal floor area (m<sup>2</sup>) : 68m<sup>2</sup> // EPC Rating : C**

## Extras (Included in the sale)

Free-standing appliances may be available by separate negotiation.



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Text and description  
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