

29 St Monica's Way

COATBRIDGE, NORTH LANARKSHIRE, ML5 5AE



EXCELLENT 3 BED
MID-TERRACE HOME



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Part Exchange available. We are delighted to bring to the market this excellent three-bed mid-terrace home. Set in the ever-popular Kirkwood area of Coatbridge, an area known for its neighbourly spirit. This lovely home has been fully upgraded to an excellent standard, leaving the lucky new owners nothing to do, except move in and start enjoying it.



The accommodation comprises a welcoming hallway with a handy WC. The lounge is spacious and given its shape it would suit a range of furniture configurations. Stylish panelling adorn the walls, with the focal point of the room being the inset electric fire. The natural light flooding into the room from the large windows helps create a very appealing space to relax in.



The stunning kitchen/ diner is perfect for the home, finished in a range of super-clean units, with beautiful large format floor tiles. Appliances include an electric oven and hob, integrated fridge freezer, dishwasher and washing machine. There's ample room for the dining table, and the French doors help keep everything bright and lead out effortlessly to the rear garden. Furniture throughout the home may be available by separate negotiation.





The family bathroom is bright and fresh, beautifully finished in a modern white suite with easy clean wet-wall panels and an electric shower over the bath.





There are three good-sized bedrooms in this lovely home, all have ample space for free-standing furniture, a bright and pleasing atmosphere and built-in wardrobes in two of them.





Bedroom 2





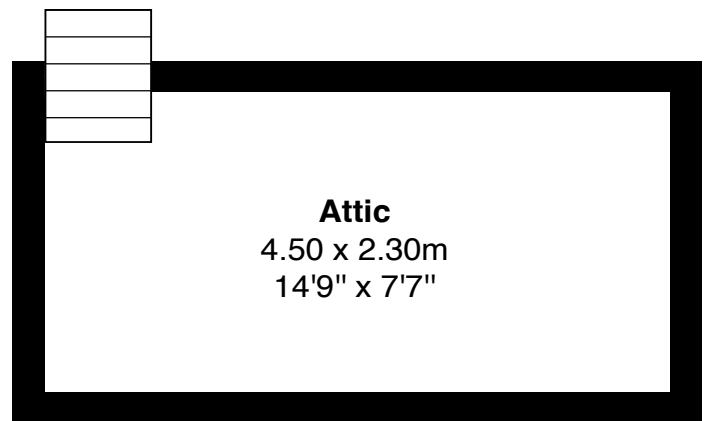
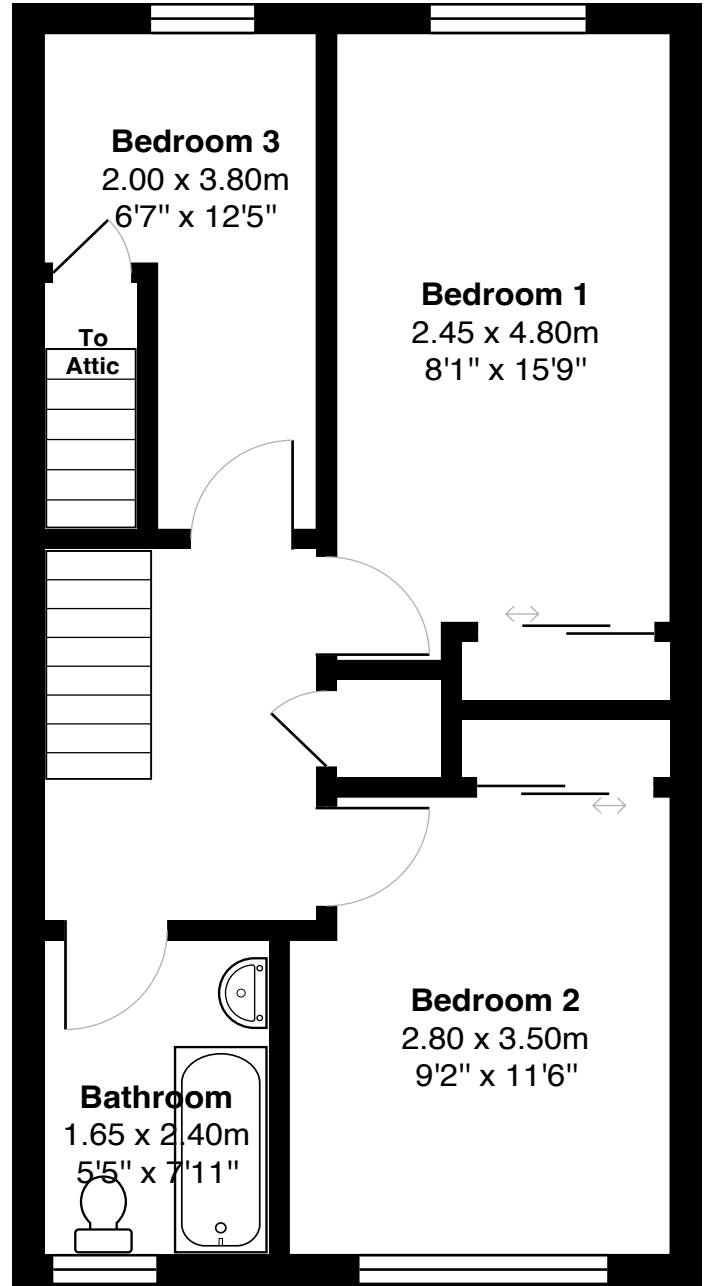
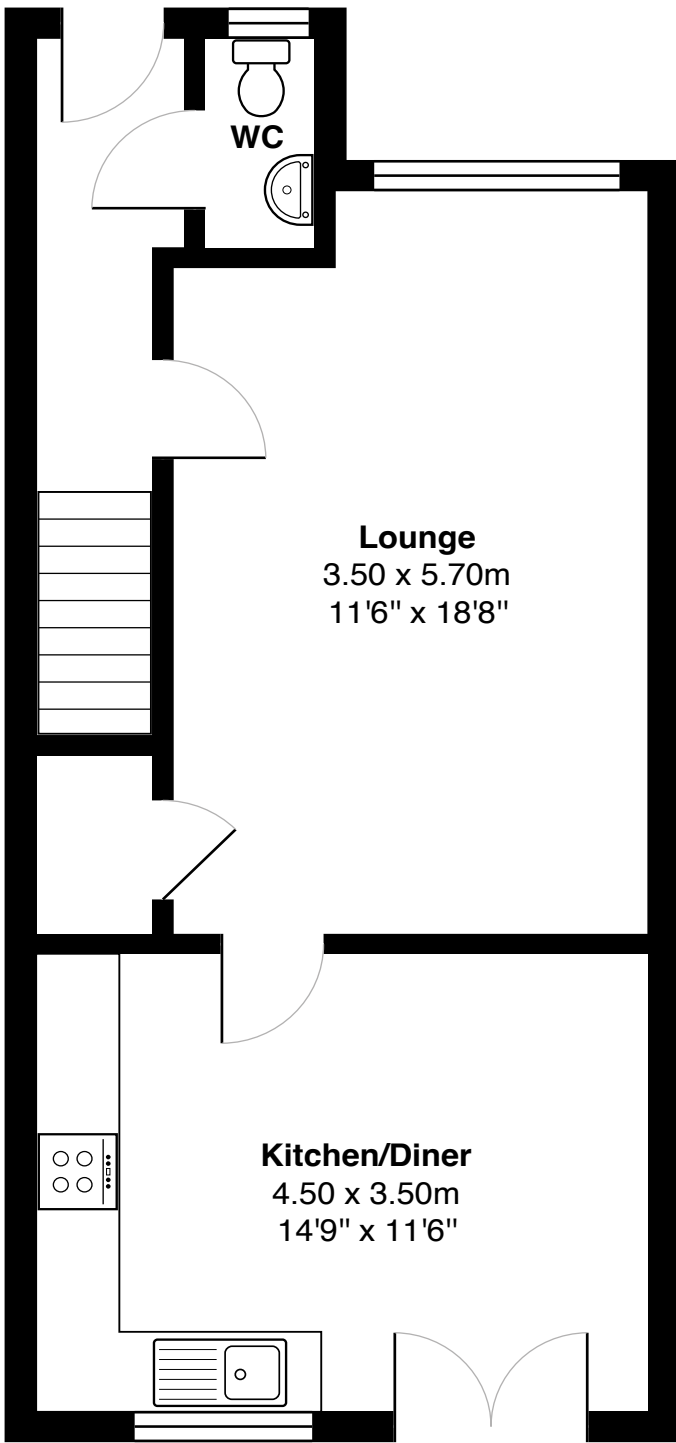
Bedroom 3





There's the handy addition of a floored and lined attic room, ideal for a host of uses. The home is kept warm and comfortable via double glazing and gas central heating. There's ample cupboard storage throughout the property, to help keep everything neat and clutter-free at all times.





Gross internal floor area (m²): 87m²

EPC Rating: D

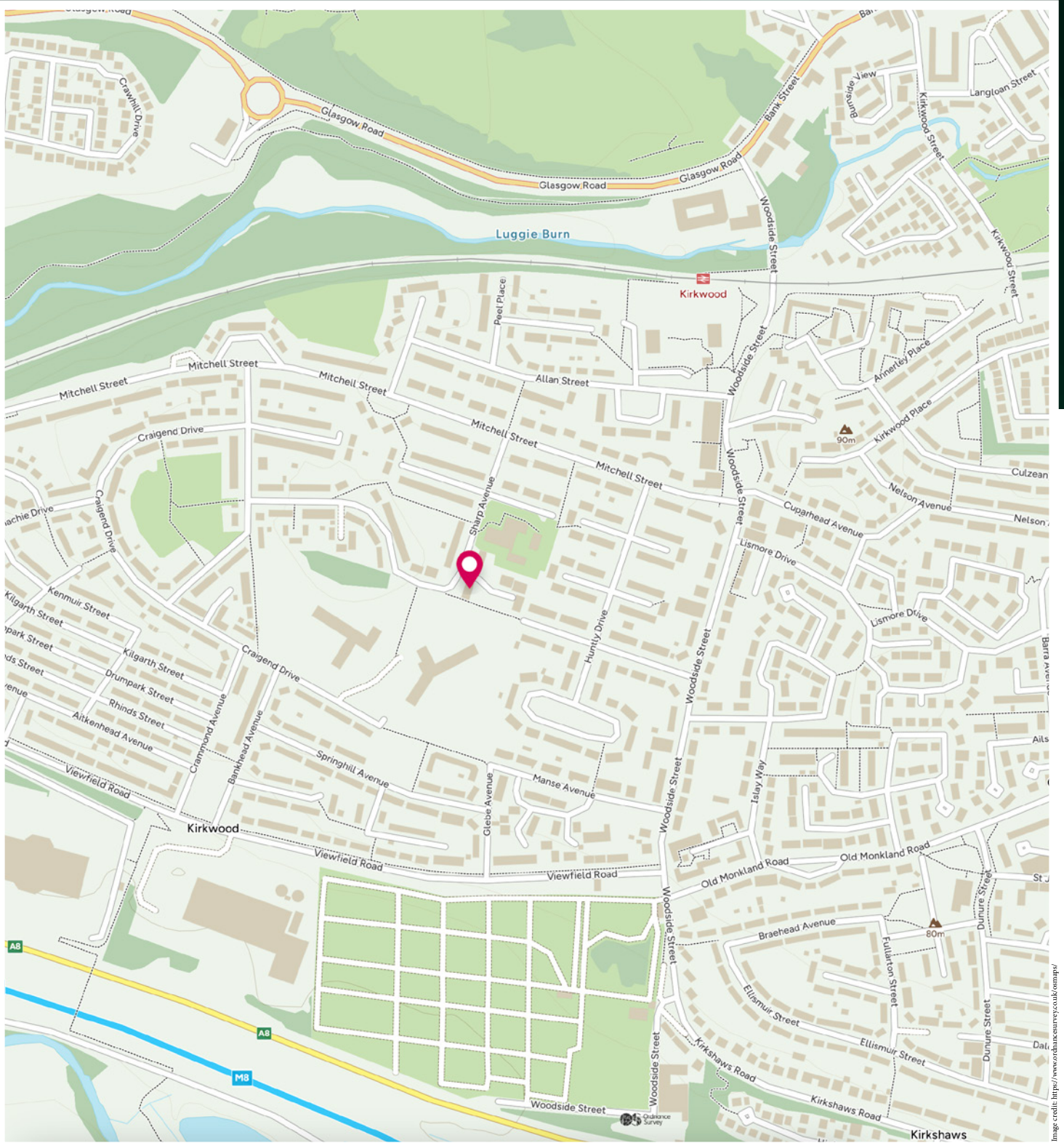
The low-maintenance rear garden space benefits from artificial grass, it's secure and child-friendly, on sunnier days it offers a great place to relax, unwind, and enjoy a barbeque. Off-street parking for two vehicles is provided to the front aspect on the mono-blocked driveway.

This great home would make an ideal buy for so many buyers, a couple, a small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking a lovely home, in a popular family-friendly area, with all the hard work already done.



St Monica's Way in Coatbridge is a great place to live and commute from. The transport links by bus and rail (Kirkwood or Bargeddie railway stations) 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 are a good range of schools and amenities all within easy reach, making it a very popular place to call home.





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