




McEwan Fraser Legal

Solicitors & Estate Agents

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50 Lomond Court

COATBRIDGE, ML5 3PW

THE LOCATION

COATBRIDGE

ML5 3PW

Set in the central Lowlands, about ten miles east of Glasgow, Coatbridge is a former industrial town in North Lanarkshire, Scotland. It is neighboured by Airdrie and is ideally situated with close railway and motorway links to Glasgow and Edinburgh.

This home is within close proximity to the town's shopping destinations. The Boundary Shopping Village offers a wide range of products under one roof, whilst the Faraday Retail Park is home to the usual high street brands. Local residents can also entertain themselves at the multi-screen cinema and bowling alley, or stop by the town's various nightclubs, restaurants and bars.

For a family day out, pay the Time Capsule Leisure Centre a visit. As well as a water-park, the centre is packed with a multitude of facilities including ice skating, three cafés, a health spa suite and dry sports halls for playing everything from badminton to football.

Coatbridge is enviably located within easy travelling distance of several major Scottish cities and is well linked by railway and road. With motorway access via the M8, the town is easily commutable from Glasgow (nine miles), Stirling (twenty-two miles) and Edinburgh (thirty-eight miles). Coatbridge is networked by six railway stations including Blairhill, Coatbridge Sunnyside and Coatbridge Central. Regular services run from Blairhill station direct to Glasgow Central Station, every fifteen minutes. The town is conveniently situated for travel abroad with the nearest airports, Glasgow Airport (twenty miles) and Edinburgh (thirty-one miles) not too far away.





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McEwan Fraser Legal is delighted to present a discerning purchaser with the opportunity to acquire this superb two double bedroom modern build flat. The property occupies a preferred ground floor position and enjoys generous proportions throughout. Presented to the market in excellent internal order this flat has great potential as a starter home with accommodation stretching to two ample double bedrooms, large lounge, modern fitted kitchen and bathroom.

The accommodation is focused towards a large lounge which offers versatile space and benefits from great levels of natural light. The kitchen comprises a great range of base and wall mounted units which offer excellent prep and storage space including a breakfast bar. Hob and oven are integrated and space is provided for further free-standing appliances. The master bedroom is particularly generous with ample space for free-standing furniture to compliment a large built-in wardrobe. The second bedroom is also a workable double bedroom. The internal accommodation is completed by a modern bathroom which is partially tiled and boasts three-piece white suite with shower over bath.

For extra warmth and comfort, the property benefits from new gas central heating and double glazing. The property also enjoys a designated parking space.



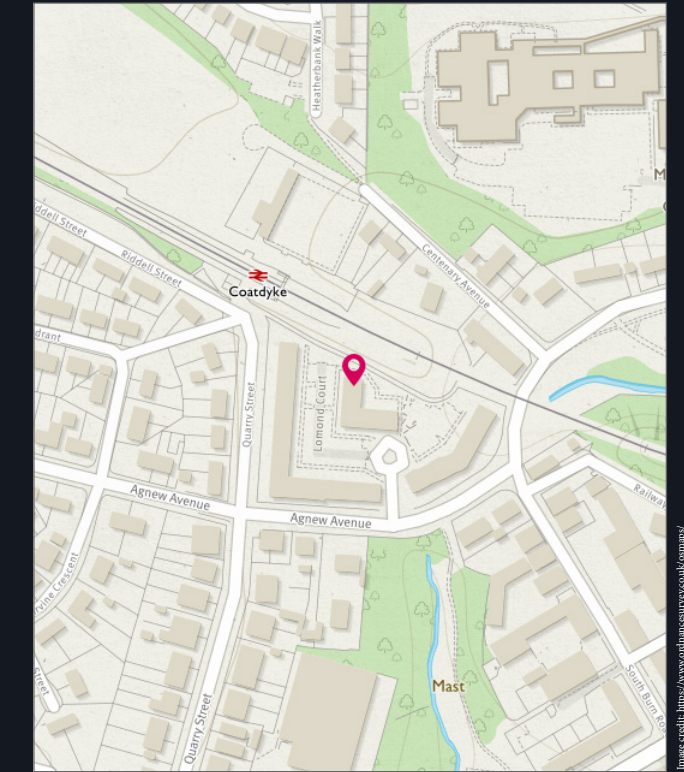
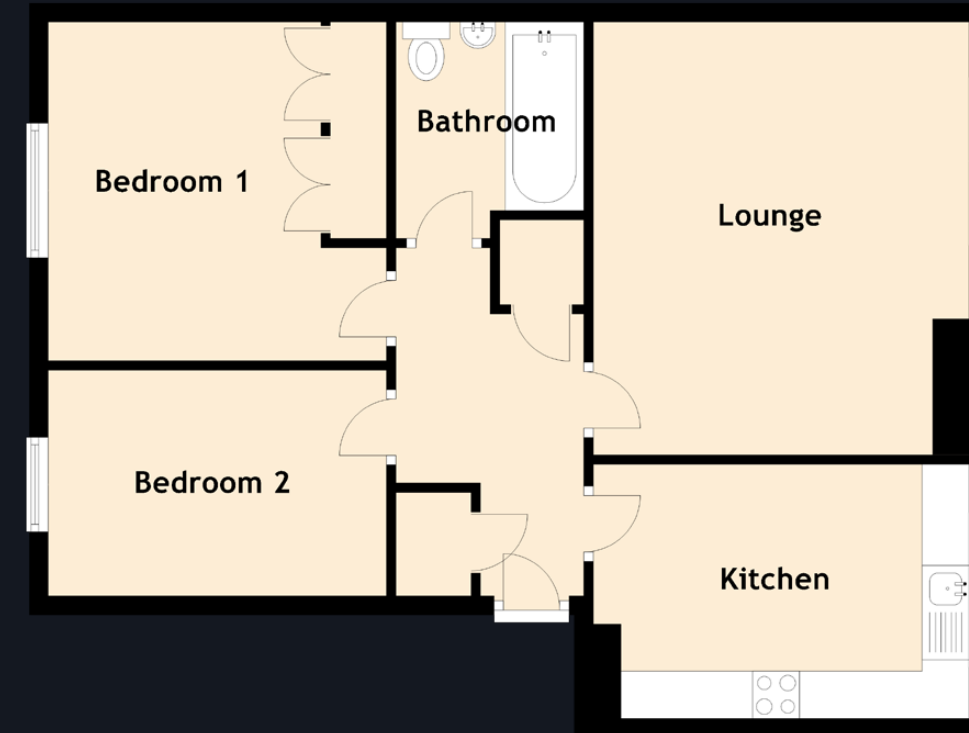
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 2.70m (8'10")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")
Bedroom 2	3.70m (12'2") x 2.40m (7'10")
Bathroom	2.30m (7'7") x 2.00m (6'7")

Gross internal floor area (m²): 61m² | EPC Rating: C






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Text and description
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Designer