



  
**McEwan Fraser Legal**  
 Solicitors & Estate Agents  
 01698 537 177

**80G Sunnyside Road**  
 COATBRIDGE, NORTH LANARKSHIRE, ML5 3HP





# Coatbridge

NORTH LANARKSHIRE, ML5 3HP

All local amenities are within walking distance of this property with Coatbridge Town Centre so close as well as the Faraday retail park. There is also the added benefit of the fantastic Transport links with Sunnyside Train Station on your doorstep and the M8 motorway within minutes drive. There is also a range of schools within close proximity and also Monklands hospital is within an easy commute.

Coatbridge also boasts the museum at Summerlee with a nod to the industrial past of the town and also Drumpellier country park which makes for a lovely family day out.







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McEwan Fraser Legal are delighted to bring to the market this rarely available three bedroom flat in a central location.

Throughout this property is spacious, with generously proportioned rooms. In more detail the bright hallway offers access to all of the rooms, the 3 Bedrooms are of great size and would allow for a range of furniture configurations to suit family living. Through to the lounge which is flooded with natural light and immaculately decorated, conveniently the dining kitchen is accessed from the lounge making this area the real heart of the home. The kitchen itself has ample storage by way of wall and floor mounted units, there is an electric oven and hob in situ with space for all white goods and also a small dining table. The family bathroom has a white three piece suite with the added benefit of an electric shower over the bath and white tiles.

Decoration throughout this flat is neutral, with a lovely laminate laid to the floor in the hallway and lounge, the Bedrooms have the benefit of being carpeted with lino laid in the bathroom and the kitchen.

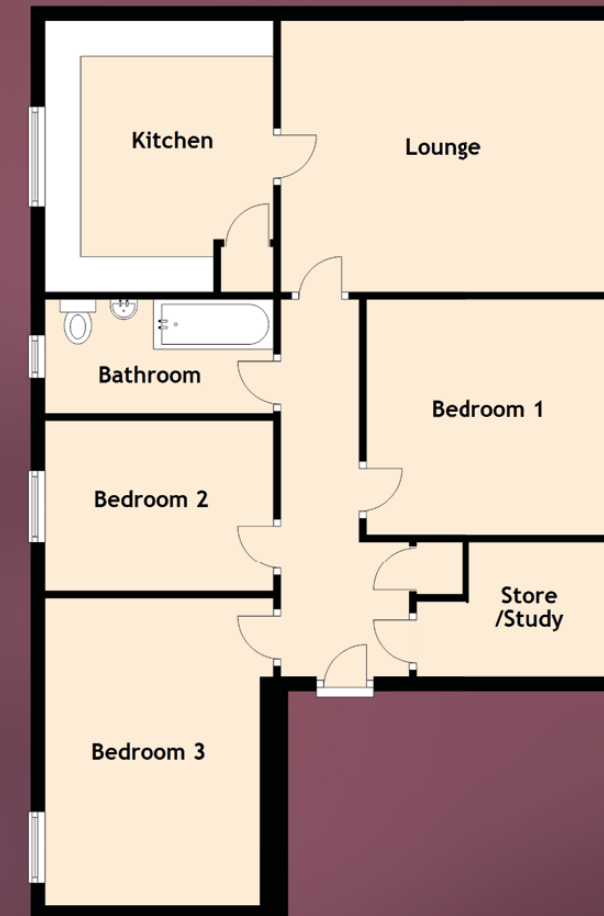






# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.80m (12'6")
Kitchen	3.80m (12'6") x 3.20m (10'6")
Bedroom 1	3.40m (11'2") x 3.30m (10'10")
Bedroom 2	3.20m (10'6") x 2.40m (7'10")
Bedroom 3	4.30m (14'1") x 3.20m (10'6")
Store/Study	2.70m (8'10") x 1.90m (6'3")
Bathroom	3.20m (10'6") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 81m<sup>2</sup> | EPC Rating: D

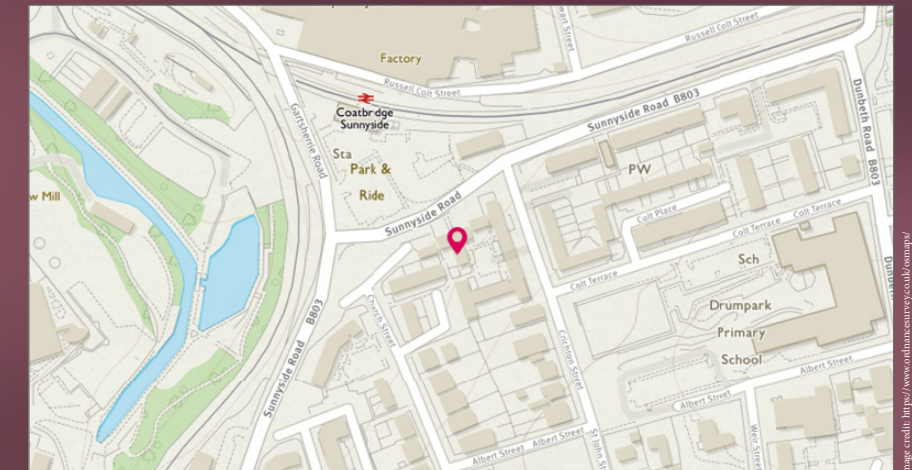


Image credit: <https://www.ordnancesurvey.co.uk/>





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