

16 Lee's Court

COATBRIDGE, ML5 4NT



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Excellent value two-bed ground floor apartment, good condition with easy upgrade opportunity



This property is subject to a Buyers Premium of £1500 paid by the successful bidder. We are delighted to bring to the market this excellent two-bed ground floor apartment, set within Lee's Court, a quiet and popular area of Coatbridge only five minutes from the town centre and excellent transport links. Although fine as-is the apartment would benefit from a very light upgrade in terms of paint and decoration, thereby creating a great home for first-time buyers, equally it would make a perfect Buy-to-Let investment property.

THE LOUNGE



The excellent accommodation benefits from a spacious lounge/ diner with a square Bay window. The proportions of the room will suit a range of furniture configurations along with a small dining table. The kitchen is finished with a range of fitted units with an electric oven and gas hob along with ample room for a freestanding fridge freezer, dishwasher and washing machine.

THE KITCHEN





The two bedrooms are both a good size, with room for freestanding furniture and built-in mirrored wardrobes. The tiled bathroom is finished in a beige suite with an electric shower over the bath, ensuring a consistent and instant supply of hot water for showers.

The home is kept warm, comfortable and secure via the double glazing, gas central heating and secure entry system. There is ample storage space to keep the apartment tidy and clutter-free at all times, including two large cupboards off the hall. Resident's parking is adjacent to the rear of the apartment and allocated with one space along with plenty of visitor parking as well. Early viewing is recommended for young individuals or couples or even Buy-to-Let investors seeking a bright, modern apartment set within an eternally popular location.

THE BATHROOM



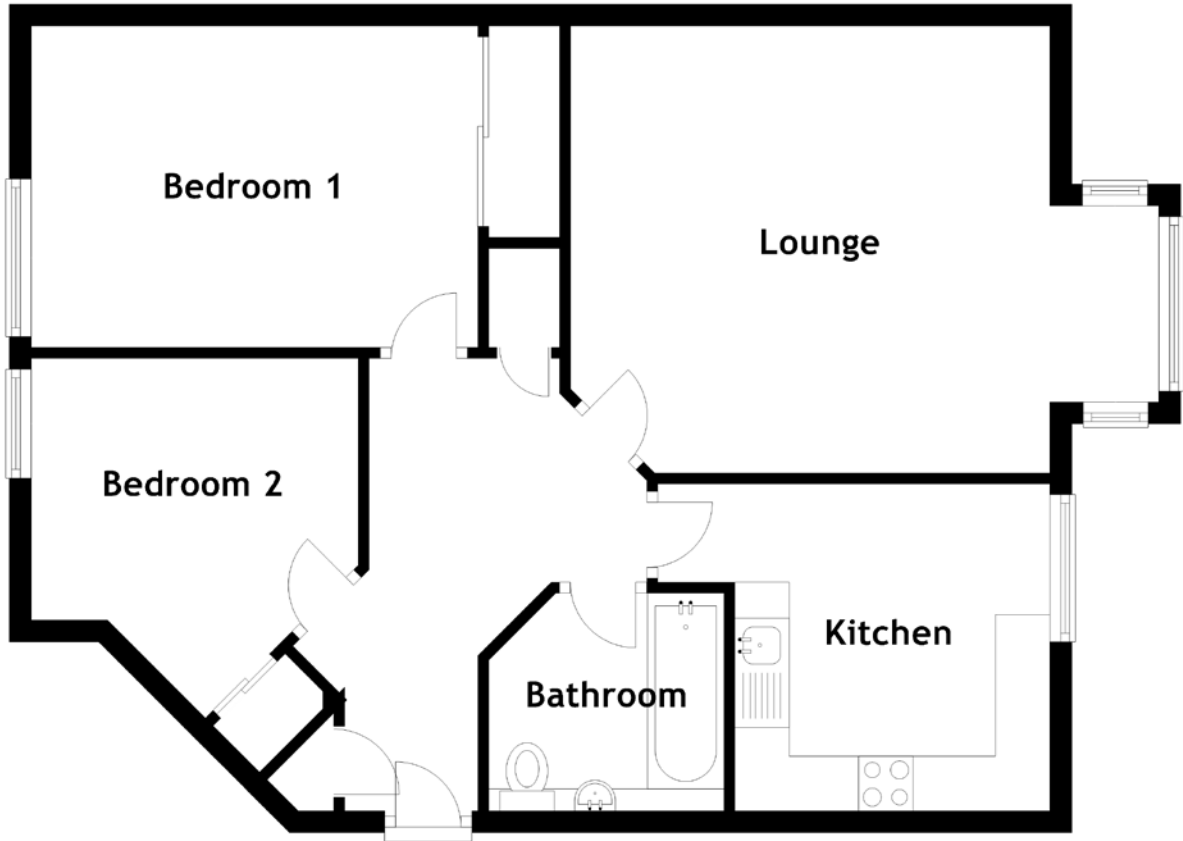
BEDROOM 1



BEDROOM 2



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

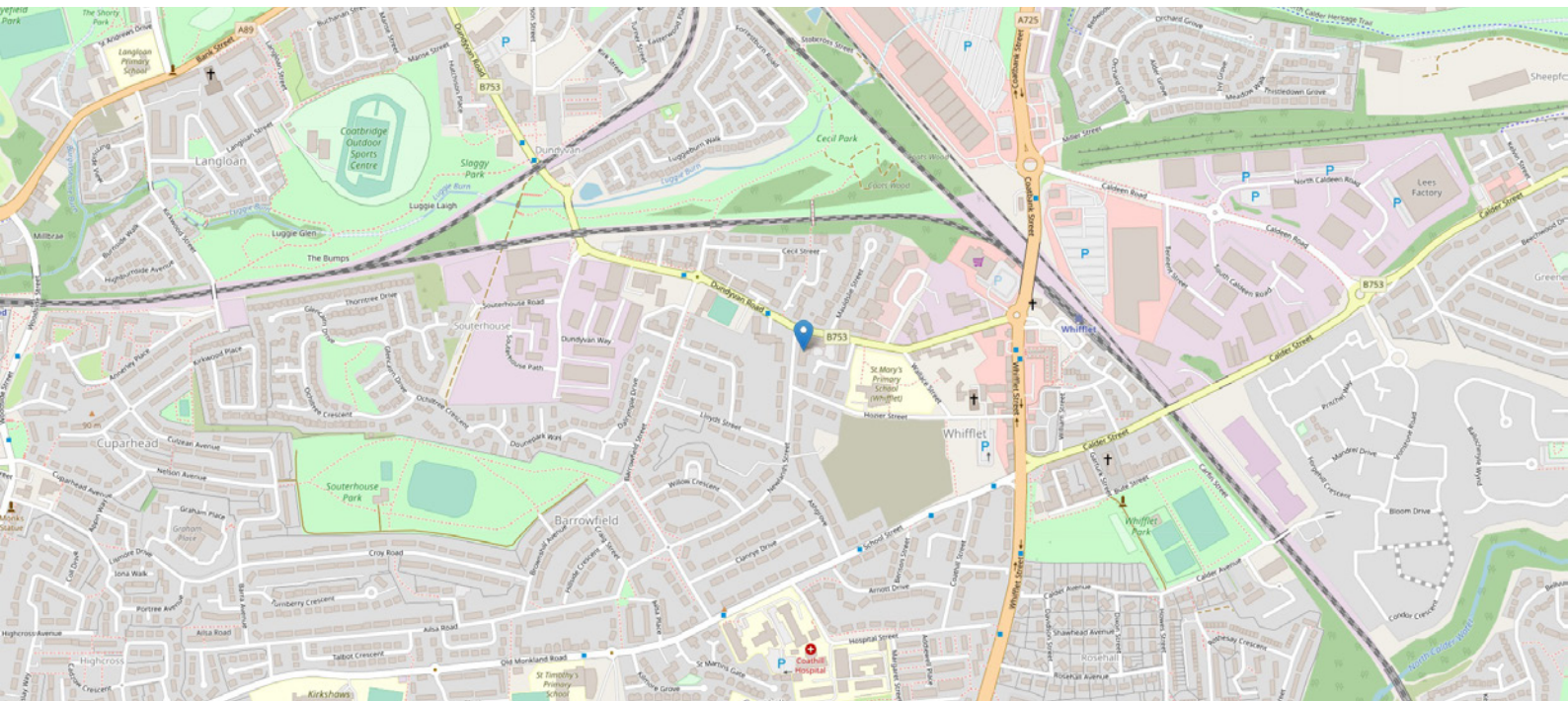
Lounge	5.40m (17'9") x 4.10m (13'5")
Kitchen	3.60m (11'10") x 3.00m (9'10")
Bedroom 1	4.10m (13'5") x 2.95m (9'8")
Bedroom 2	3.00m (9'10") x 2.60m (8'6")

Bathroom

2.16m (7'1") x 2.00m (6'7")

Gross internal floor area (m²): 67m²
EPC Rating: C

Buyer's Premium Value: £1500.00



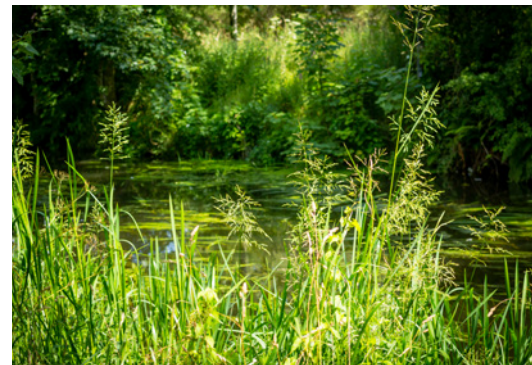
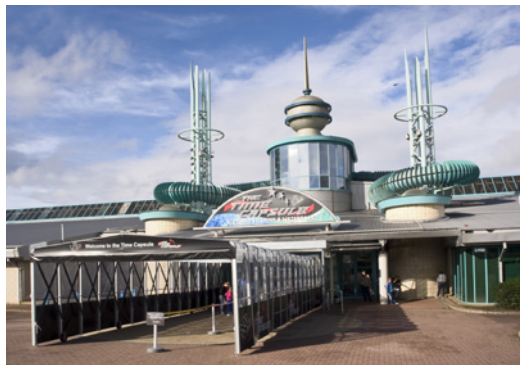
THE LOCATION

Lee's Court in Coatbridge is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere 5 minutes 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.



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