



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177

**40F Sunnyside Road**

COATBRIDGE, ML5 3DG





# Coatbridge

ML5 3DG

“... A GREAT PLACE TO LIVE AND COMMUTE FROM ...”

Sunnyside Road is a great place to live and commute from. The transport links by bus and rail are frequent and it is a mere five-minute walk to Coatbridge town centre and a further five to the 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.







## 40F Sunnyside Road

COATBRIDGE, ML5 3DG

McEwan Fraser Legal are delighted to bring to the market this excellent, two-bed apartment. This preferred top floor apartment is spacious, modern and well presented, it is set in a central and popular development that is known for its community spirit. The apartment makes a great place for first-time buyers to call home or equally it would make a perfect Buy-To-Let investment property.

The building itself is entered via a secure entry system into a beautifully maintained communal hallway which gives access to all apartments. The accommodation on offer is comprised of an entrance hall with handy storage cupboard, kitchen, bathroom, spacious lounge and two double bedrooms with the master benefiting from mirrored wardrobes.

It boasts double glazing, electric heating and off-street parking. Presented to the market in excellent internal order, the property is sure to make a great first-time or excellent investment buy.

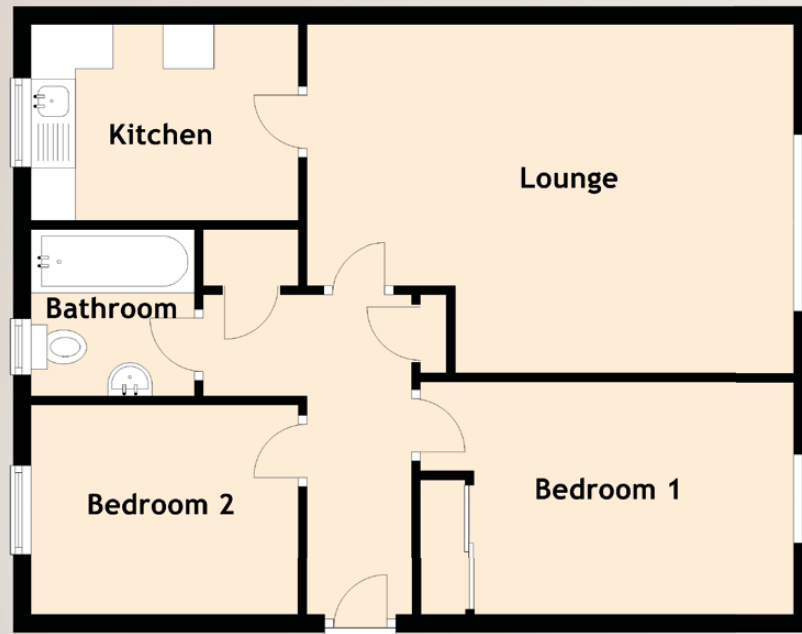


SPACIOUS, MODERN AND WELL PRESENTED





# Specifications & Details



Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'11") x 3.94m (12'11")
Kitchen	3.01m (9'11") x 2.21m (7'3")
Bedroom 1	4.21m (13'10") x 2.62m (8'7")
Bedroom 2	3.01m (9'11") x 2.39m (7'10")
Bathroom	1.89m (6'2") x 1.84m (6')

Gross internal floor area (m<sup>2</sup>): 59m<sup>2</sup> | EPC Rating: C

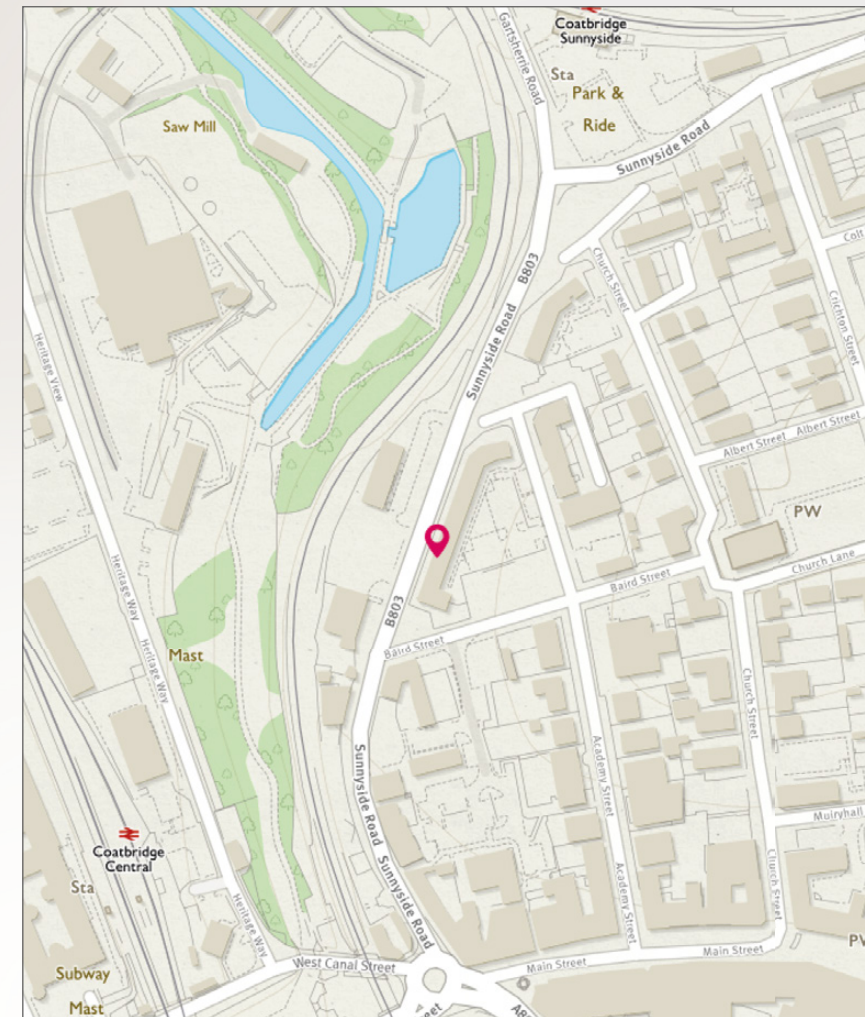


Image credit: <https://www.dumfries.gov.uk/imap/>





Local area and lifestyle shots


  
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Part  
Exchange  
Available

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