




McEwan Fraser Legal

Solicitors & Estate Agents

01698 537 177

12 Margaret Street

WHIFFLET, COATBRIDGE, NORTH LANARKSHIRE, ML5 4DR

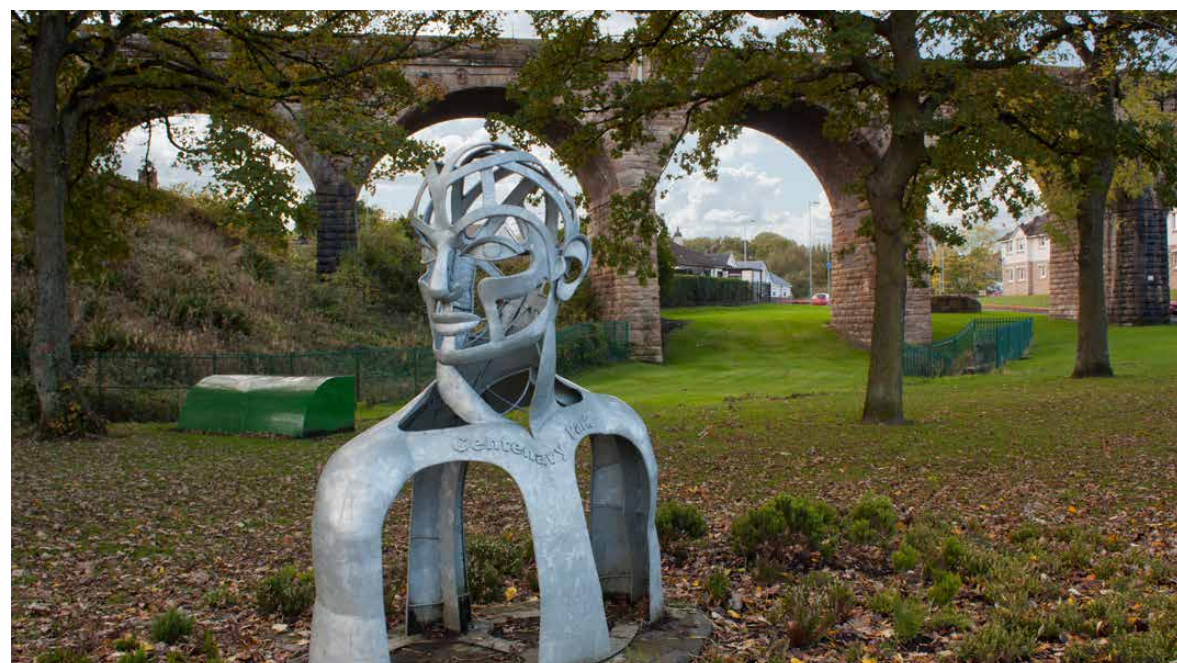


COATBRIDGE



Margaret Street in Coatbridge is a great place to live and commute from. The transport links by bus and rail (Whifflet railway station) 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 is a good range of schools and amenities within easy reach, making it a very popular place to call home.



12 MARGARET STREET

McEwan Fraser Legal are delighted to offer to the market this Fantastic three-bedroom mid terraced villa, situated in the popular Whifflet area of Coatbridge. This area is always very popular, due to the old-fashioned values preferred by families, where everybody actually knows each other and there is a great community spirit.

The property itself has a strong emphasis on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance vestibule then into the hallway, it is immediately apparent that this is a family home, which could be fit for today's modern living with some decorative attention.

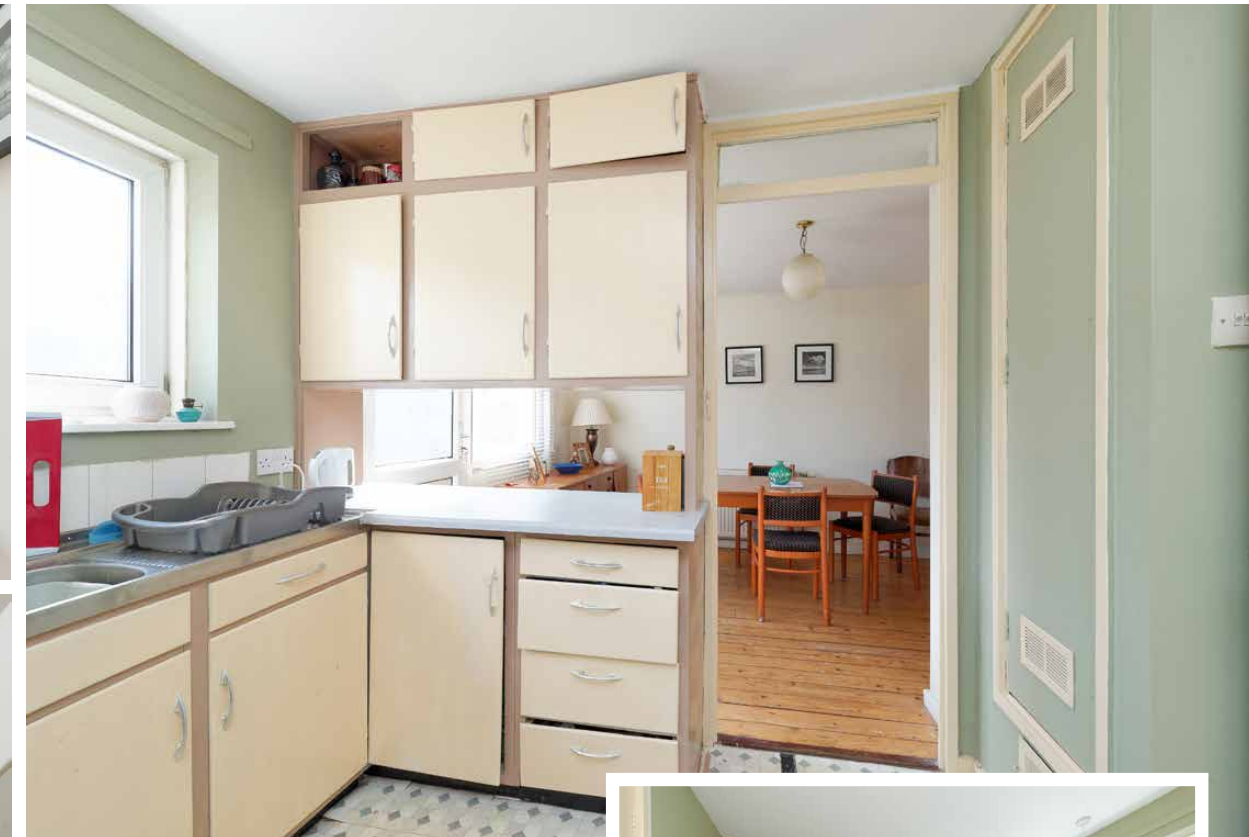
The property is formed over two levels, the lower level consisting of a spacious lounge which allows a range of furniture configurations and a large double-glazed window with front garden aspect floods the room with natural light. From the lounge is the dining area which is a great size and offers access to the rear garden.

The kitchen is a great size and while it has floor and wall mounted units, offers space for additional units and would benefit from modernisation.

The upper level of the property offers two double bedrooms both with ample room for free-standing furniture, and also a spacious single bedroom. The property is completed internally with the modern family bathroom which consists of a three-piece suite.

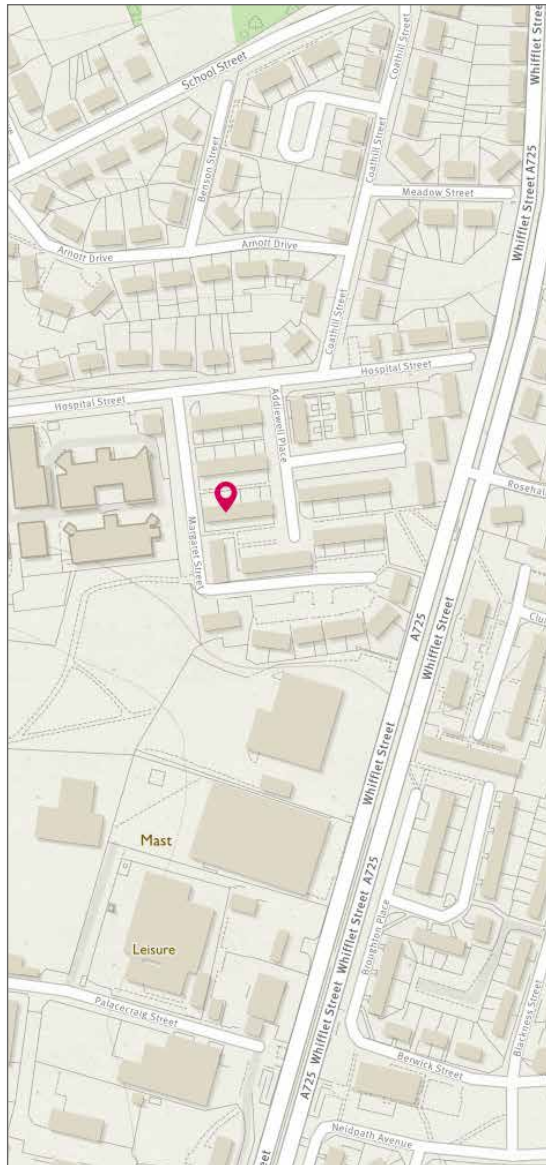
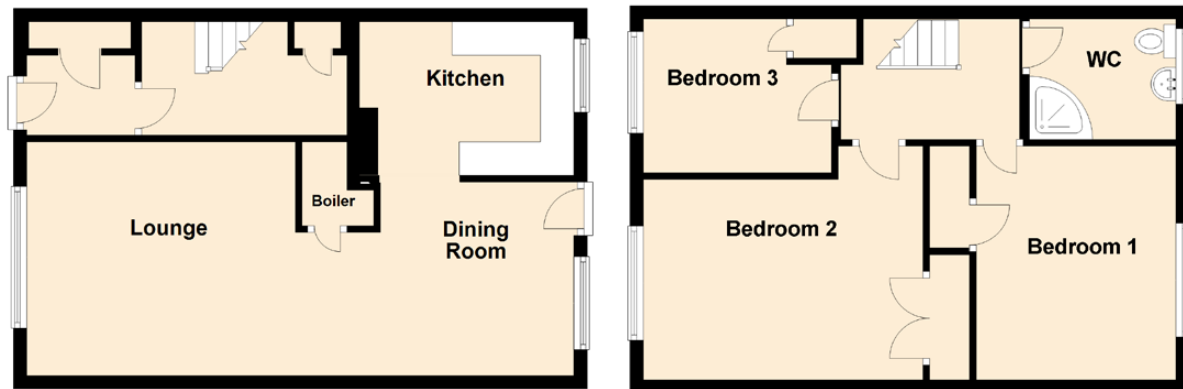
The property further benefits from gas central heating, double glazing with private front and rear garden grounds.

This is a great starter home for any young couple or small family. Early viewing is strongly advised for the astute buy-to-let investor, young families or first-time buyers looking for a great place to call home.





SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Dining Room	3.30m (10'10") x 2.90m (9'6")
Kitchen	2.90m (9'6") x 2.30m (7'7")
WC	2.20m (7'3") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	2.83m (9'3") x 2.30m (7'7")

Gross internal floor area (m²) - 87m²

EPC Rating - C



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Tel. 01698 537 177
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk


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Text and description
ALAN DONALDSON
Surveyor


Professional photography
CRAIG DEMPSTER
Photographer


Layout graphics and design
ABBEY TURPIE
Designer