



F DUNBETH AVENUE, COATBRIDGE OFFERS OVER £77,500

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Entering via the communal close of the property you come to the well maintained kitchen, which boasts a host of appliances. Carrying through to the lounge with dining space. The property also combines of a great sized shower room and double bedroom, while also benefiting from fantastic storage space which can be used as a dressing room.

With a chipped front garden the property also having a private garden to the rear.

Dunbeth Avenue is located within the highly regarded Dunbeth district of Coatbridge and is conveniently placed for schooling and shopping, and is only a short distance from Dunbeth Park and its amenities. Within the immediate area and the town of Coatbridge, there are a great choice of restaurants, bistros and pubs and for those commuting by public transport there are regular bus and train services from Coatbridge to the surrounding towns and cities including Glasgow and Edinburgh, with the closest train station being Sunnyside. The M74 and M8 motorways provide excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms and country parks with picturesque walks.



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Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd 



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.