



ROTHESAY CRESCENT, COATBRIDGE OFFERS OVER £112,500

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The property has been finished to an extremely high standard and viewing is highly advised to truly appreciate what is on offer. Entering the property from the front you will then enter an extremely large lounge leading through to the extended dining room with downstairs shower room and a modern fitted kitchen, the upstairs leads to two large bedrooms with fantastic storage and a modern fitted bathroom with a overhead shower.

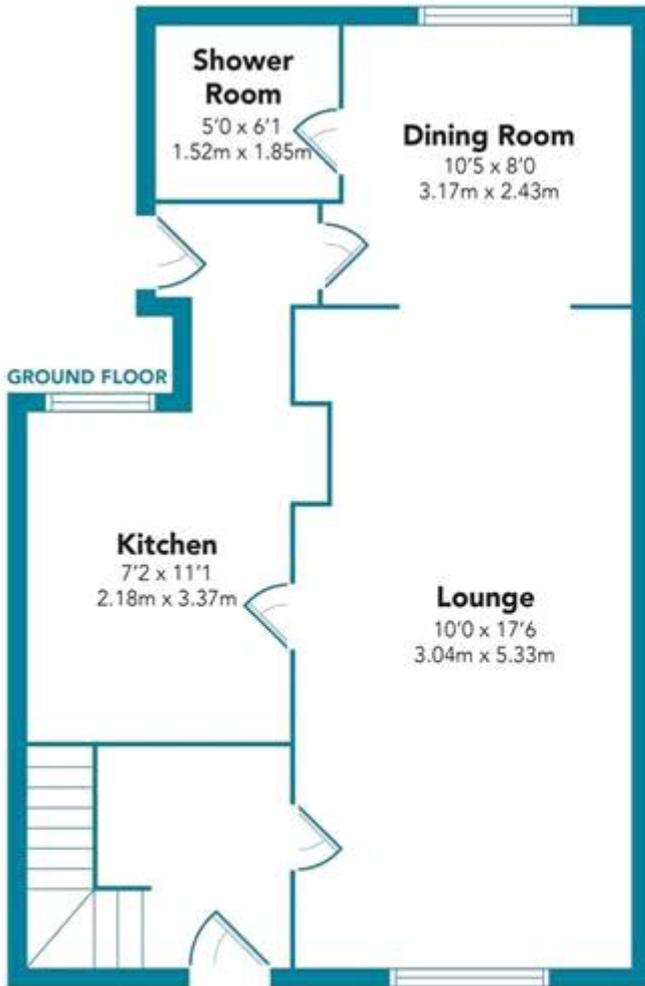
Leading up to the loft space you will find that is has been floored and lined with a velux window and eaved storage.

To the front of the property is a two car driveway, with the elevated rear garden boasting a slabbed pathway throughout creating ease of maintenance and is a true 'sun trap'.

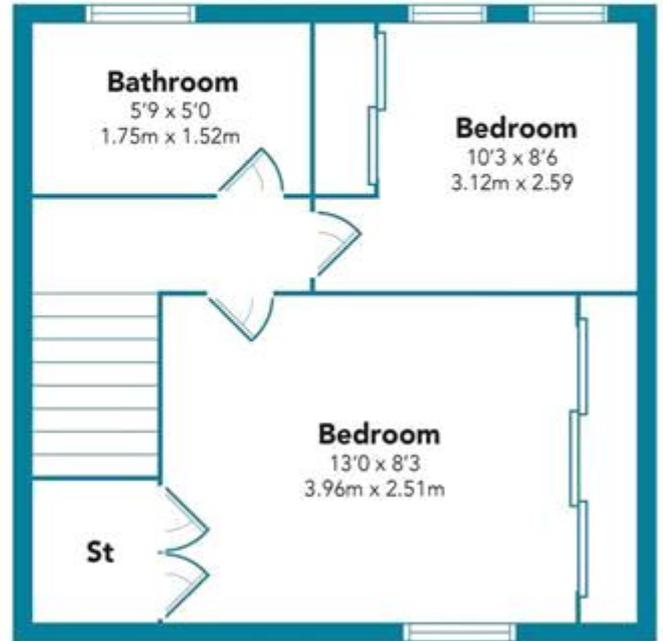
Coatbridge is home to excellent schools, shopping facilities, sports amenities, swimming baths and parks. There is also a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities, including Glasgow and Edinburgh with Kirkwood Train Station being located just a short walk away from the property. The nearby M74 and M8 motorways provide excellent road links throughout the west of Scotland.



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FIRST FLOOR



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.