



## B CULROSS PLACE, COATBRIDGE OFFERS OVER £77,500

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The property is over two levels and comprises reception hallway, well sized lounge, dining kitchen, modern fitted bathroom, the upper level of the property has three well sized bedrooms and access to the floored and lined loft.

The property has access to the rear garden and has an allocated space as well as communal areas.

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.

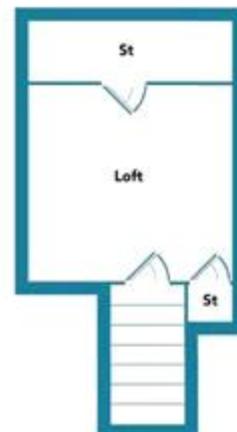
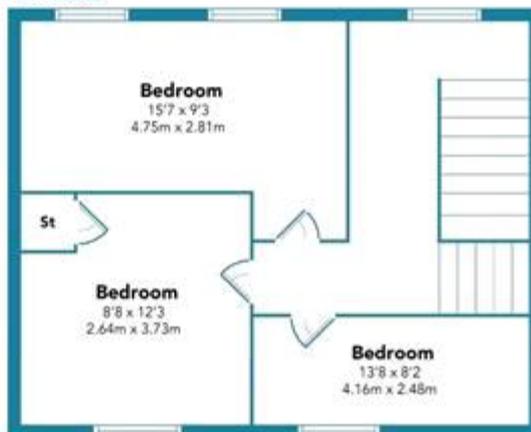


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GROUND FLOOR



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.