



## B DUNBETH AVENUE, COATBRIDGE OFFERS OVER £95,000

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The property comprises; reception hallway, large lounge, fitted kitchen, three well sized bedrooms with fantastic storage space and a fitted bathroom. Property is accessed through a communal close which features additional storage space.

The property has on street parking and a communal drying area 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.

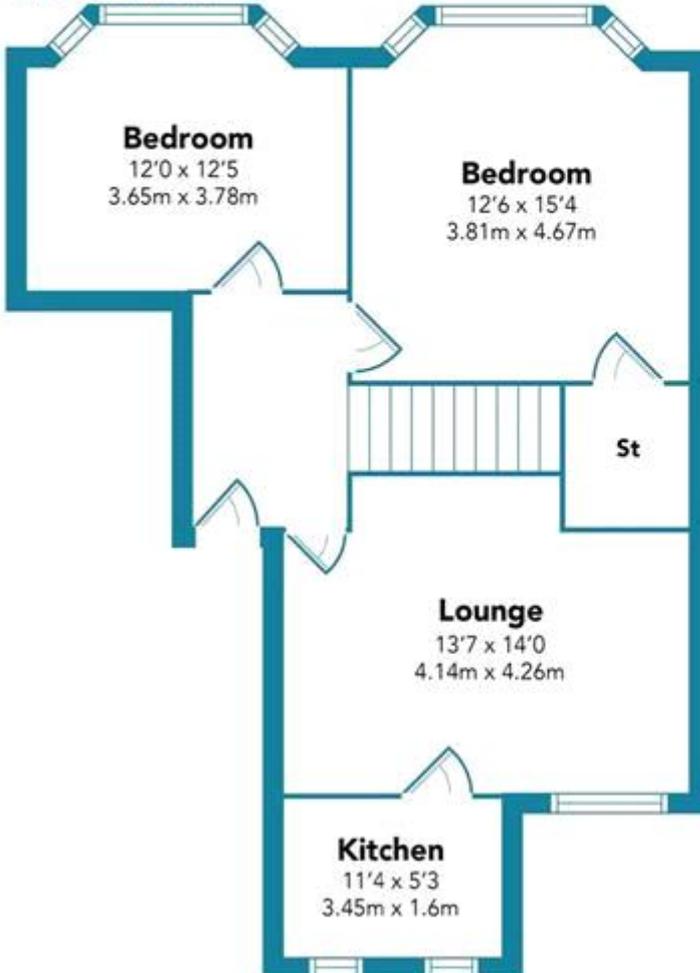


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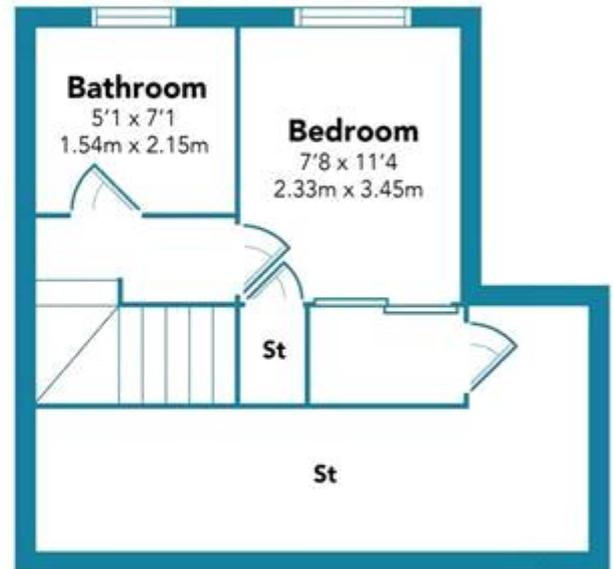


**KIRKLAND**  
ESTATE AGENTS

**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.