



## EAGLESHAM PATH, GLENBOIG, COATBRIDGE OFFERS OVER £89,995

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The property has a large lounge with further dining space leading out to the rear garden, modern fitted kitchen, two double bedrooms and a bathroom.

The front of the property has a well maintained lawn and a slabbed pathway with the rear garden boasting decking and paved pathways. While also having communal parking.

Eaglesham Path is a popular family address within the district of Glenboig, within easy reach of local amenities including a number of local Primary Schools. The property can be found less than a mile from Gartcosh train station and is within a short distance to the motorway for the commuter to Glasgow and beyond.



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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.