



## LEFROY STREET, COATBRIDGE OFFERS OVER £240,000

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The property comprises a reception hall with carpeted stairway, leading up to the reception hallway, bay window lounge, large modern fitted dining kitchen, three double sized bedrooms with master en suite and a modern fitted bathroom.

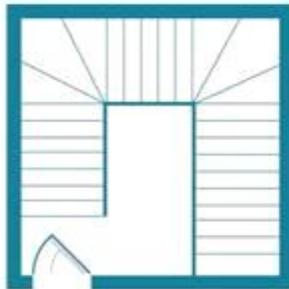
Internally the property is in fantastic condition and has been excellently well maintained throughout and also retaining all its traditional features.

Externally the property has a communal driveway leading to the rear garden which has a well manicured lawn, patio & decking area.

Lefroy Street is located within the highly regarded Blairhill district of the town and is conveniently placed for schooling, shopping and only a short distance from Drumpellier Country Park and it's amenities. Within the immediate area and the town of Coatbridge, there is a great choice of restaurants, bistros and pubs and for those commuting by public transport there are regular bus and train services from Coatbridge or Blairhill to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides 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.