



## BURNBANK STREET, COATBRIDGE OFFERS OVER £67,500

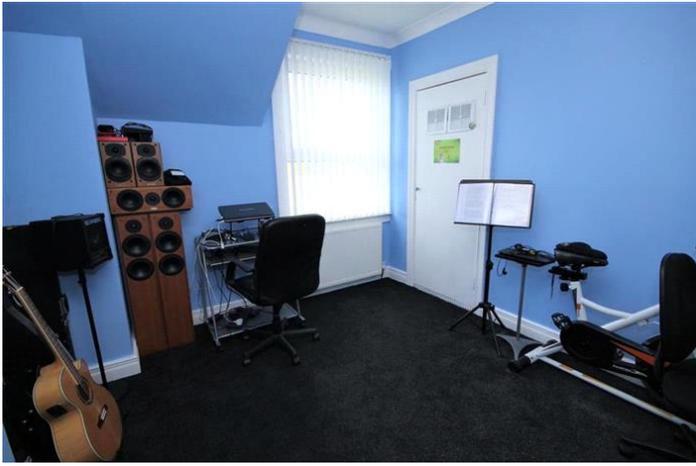
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The accommodation, presented in good condition throughout, comprises; spacious Lounge, modern fitted Kitchen with integrated oven and hob plus breakfast bar, two Double Bedrooms both with open outlooks over Kipps Park, and modern Family Bathroom.

The property is further enhanced by long slabbed driveway to side providing ample off-street parking, and garden to rear (space for garage), gas central heating, double glazing and communal drying green to the rear.

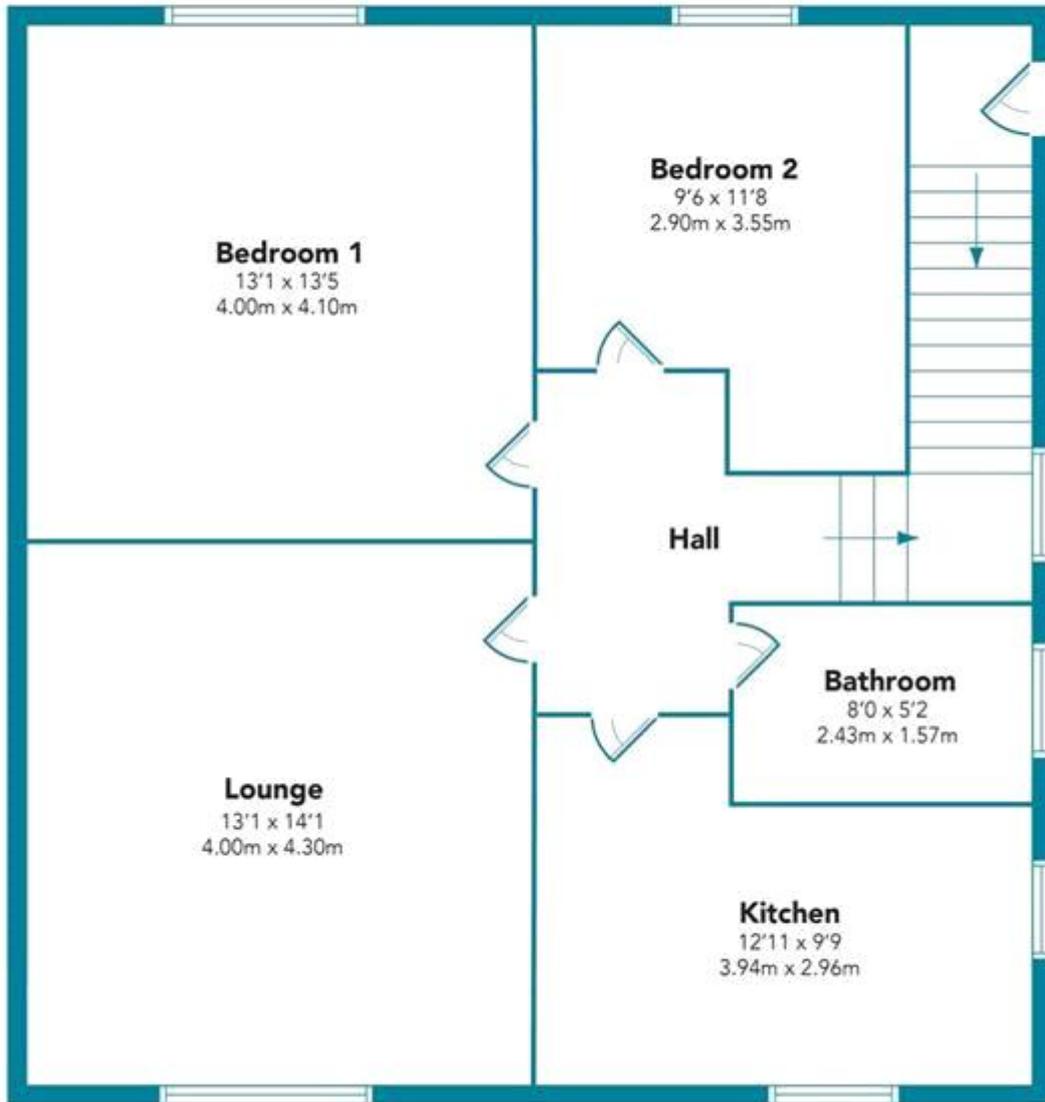
Within walking distance of Sunnyside Train Station this property is well placed for access to Glasgow and Edinburgh. Motorway access is a few minutes drive away providing swift links to M8 and M80. Coatbridge Town Centre is close at hand with its full range of amenities including Time Capsule Leisure Centre and Drumpellier Country Park.



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**KIRKLAND**  
ESTATE AGENTS



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.