



## EXETER STREET, COATBRIDGE OFFERS OVER £75,000

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EPC Rating D

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The property comprises, large reception hallway, lounge, modern fitted kitchen with fantastic dining space, two double bedrooms with with master storage, fitted bathroom suite & office space.

The property is surrounded by communal ground and garden space.

Viewing is highly recommended to truly appreciate what is on offer.

The property is located within walking distance to Whifflet Main Street and close to Coatbridge Town Centre.

Both Whifflet and Coatbridge town centre offer an array of bars, shops, restaurants and supermarkets.

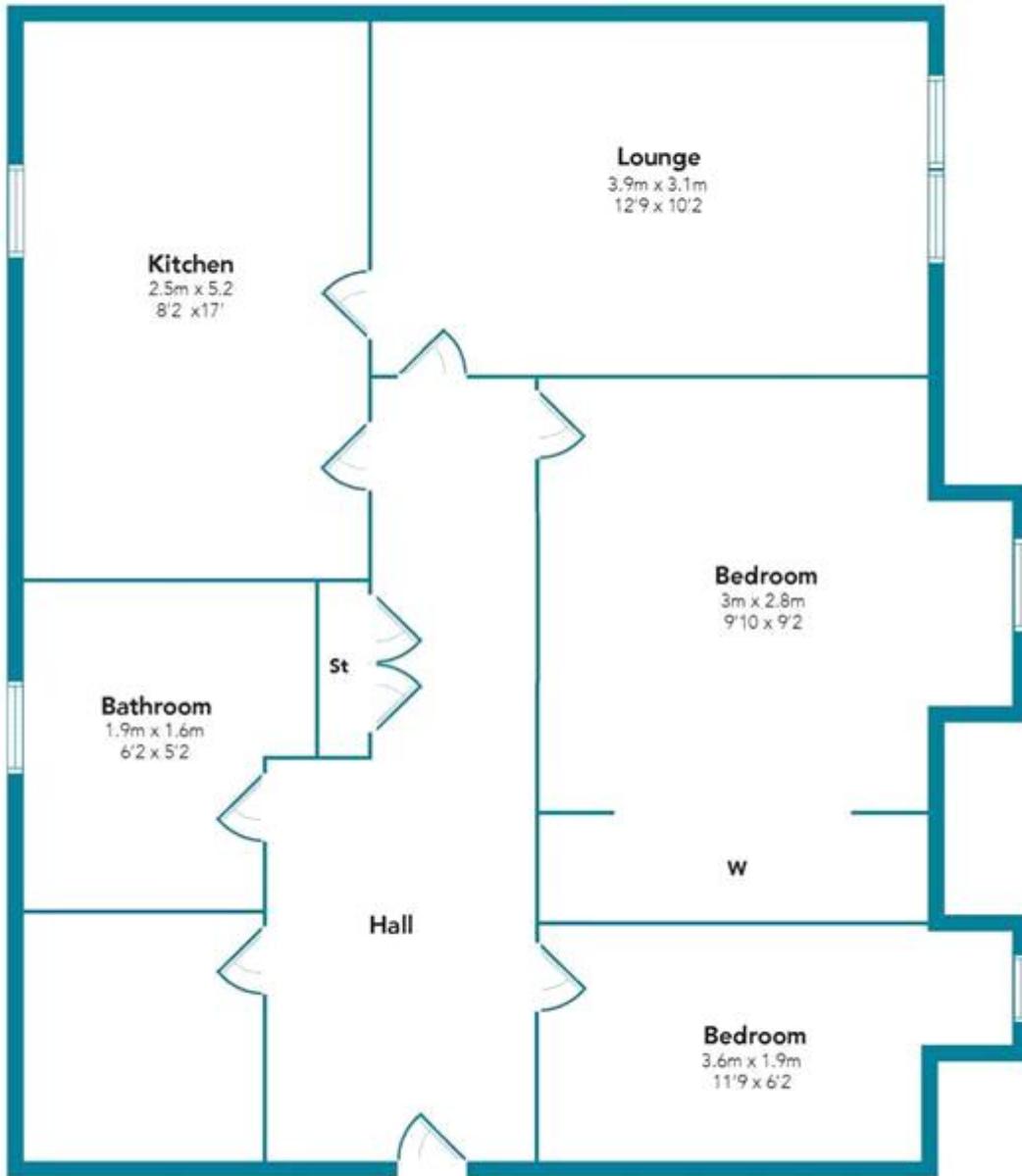
There are several parks located around the town and leisure facilities such as popular Time Capsule, Drumpellier Lochs and Heritage Centre. There are both primary and secondary schools nearby.

For the commuter there is a bus stop on your doorstep and Whifflet Train Station is within walking distance.

For those travelling by car there are close links to the M8, M73 and M74 ensuring easy travel to both Glasgow and Edinburgh and throughout the central belt.



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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.