



## CHURCH STREET, COATBRIDGE OFFERS OVER £290,000 Freehold

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EPC Rating D

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The spacious accommodation on offer on the upper level extends to entrance vestibule, reception hallway lounge, dining room, three bedrooms and two well sized lounges. In addition there is a lower level which boasts a utility room and large dining kitchen.

The property features gas central heating, double glazing and has parking to the rear. There is decorative cornicing and high ceilings.

There are large ,private enclosed gardens with parking, bedding areas, lawn and an extremely large 3 car garage with a work shop also.

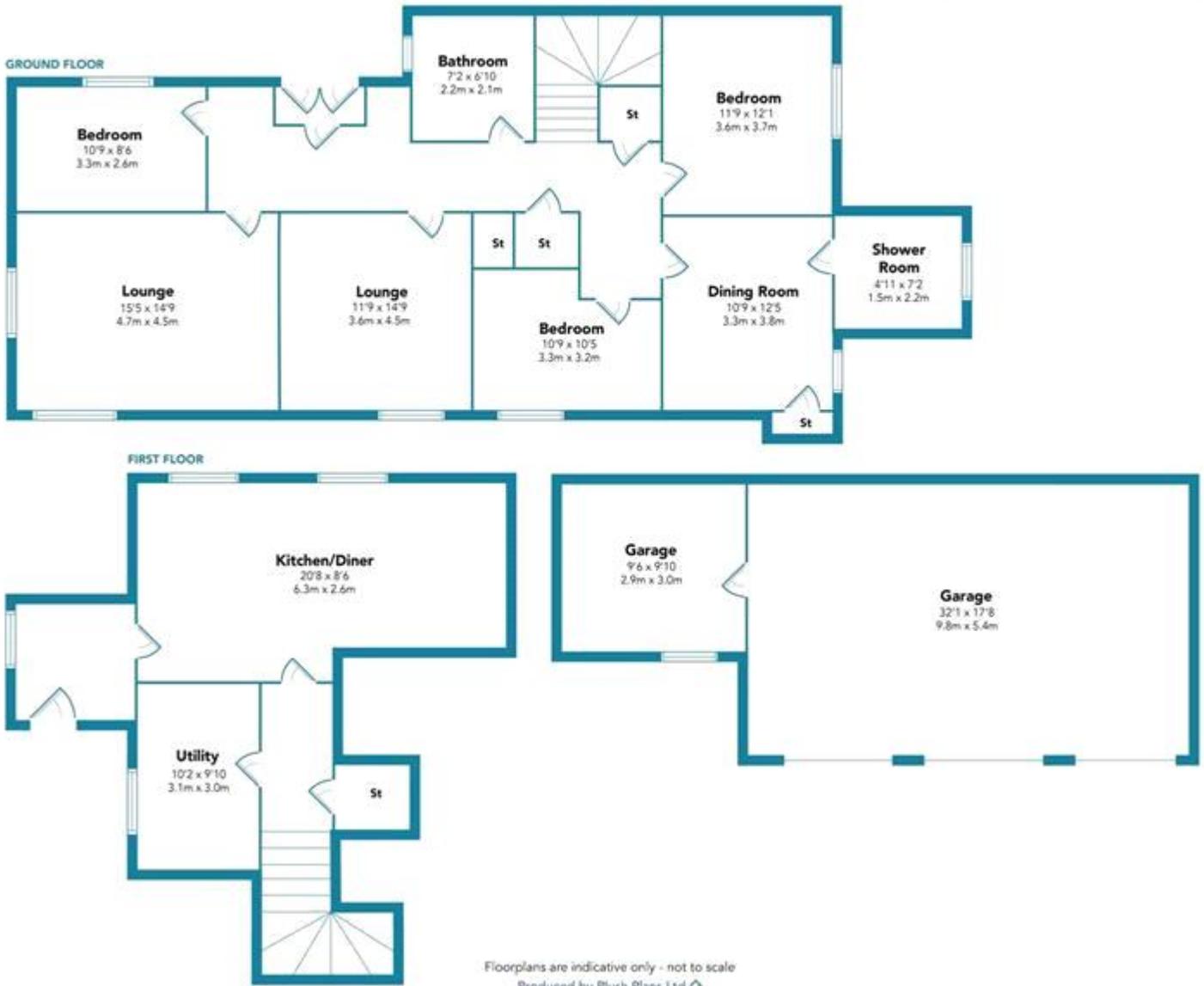
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Coatbridge has a good selection of shops, including The Faraday Retail Park, and schools at both primary and secondary area. The nearby Sunnyside and Coatbridge Central Train stations provide direct access to Glasgow and Edinburgh City Centres.

Tenure: Freehold



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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/fitings 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.