



LOMOND COURT, COATBRIDGE OFFERS OVER £110,000

Kirkland Estate Agents are proud to present to the market this modern upper flat is located within a quiet cul-de-sac which is conveniently placed for transport links, shops and schools.
EPC Rating B

Kirkland Estate Agents are proud to present to the market this modern upper flat, located within a quiet cul-de-sac which is conveniently placed for transport links, shops and local schools.

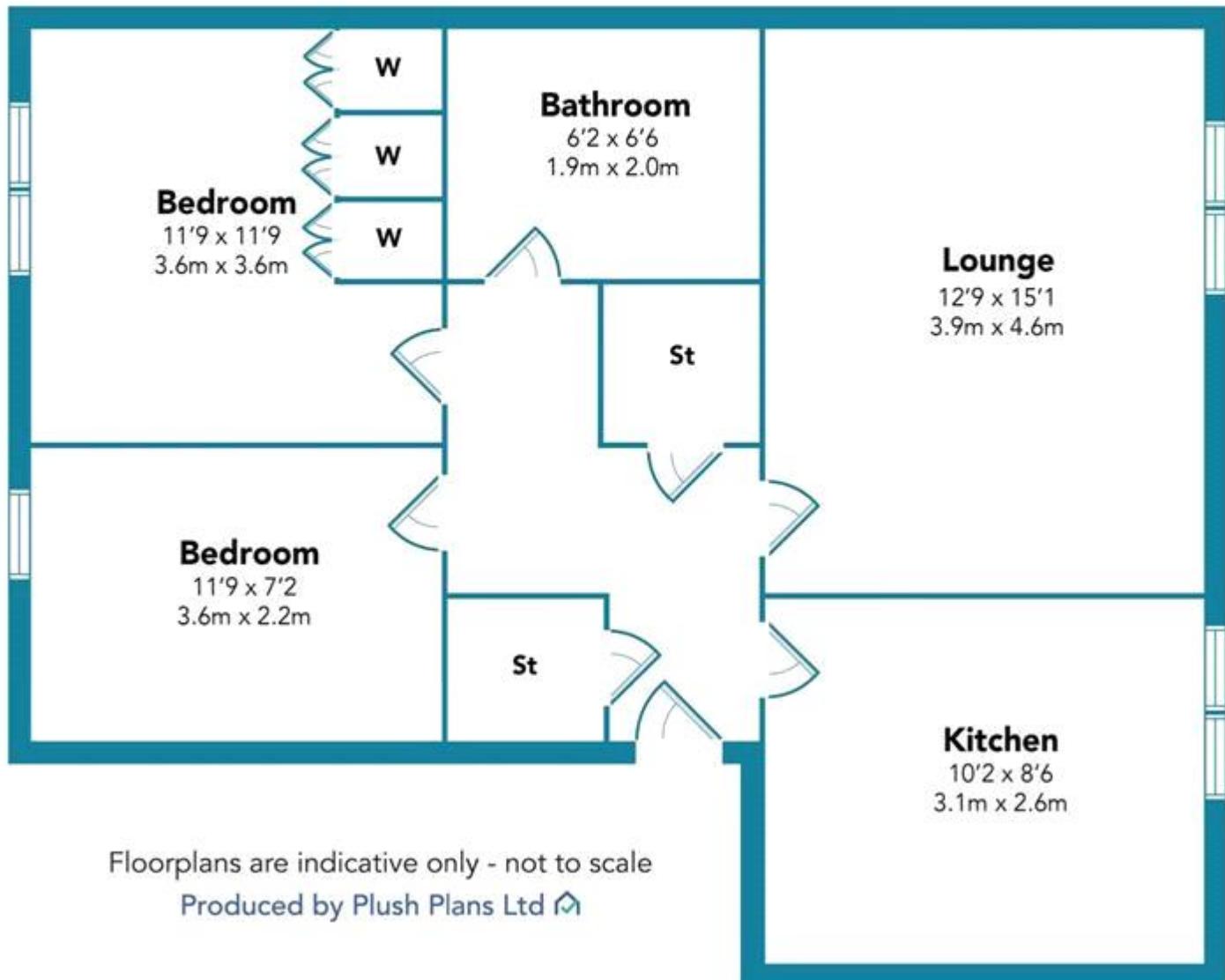
The flat was built circa 2004 and offers well-proportioned rooms boasting stunning interior finish throughout the property; bright, airy and with quality floor coverings. Features include gas central heating, double glazing and modern white sanitary ware within the bathroom whilst the newly-fitted kitchen incorporates a hob, oven, extractor hood and space for additional appliances as shown in the photographs.

The accommodation comprises main communal door entrance into a lower landing with staircase to the main door, spacious lounge, modern kitchen, family bathroom and two double bedrooms with fitted wardrobes. There is also allocated parking space and ample visitor parking.

Lomond Court is a modern development within the Coatdyke district of the town. Within the immediate area there are a great choice of restaurants, bistros and pubs and for those commuting by public transport there are regular bus and train services from Coatbridge to the surrounding towns and cities including Glasgow and Edinburgh, with the closest train stations being Sunnyside or Coatdyke. The M74 and M8 motorways provide 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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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.