



MUIR STREET, COATBRIDGE OFFERS OVER £399,995

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The property comprises a host of living space over two levels and is sure to appeal to a whole host of buyers from both within & outwith the area.

First and foremost the property has undergone a full programme of modernisation from top to bottom and viewing is highly advised to truly appreciate this wonderful family home.

The ground floor of the property showcases, entrance porch & hallway. Front facing lounge & bedroom. Dining area which leads to a fully fitted kitchen to the rear. Along with utility, pantry, washroom & WC.

The upstairs of the property has three large bedrooms with two facing the front of the property with open views. The dressing room & family bathroom are also situated on upper level.

The outside of the property is of huge proportion with an extremely large rear garden with both patio and lawn. While also having a garage and driveway.

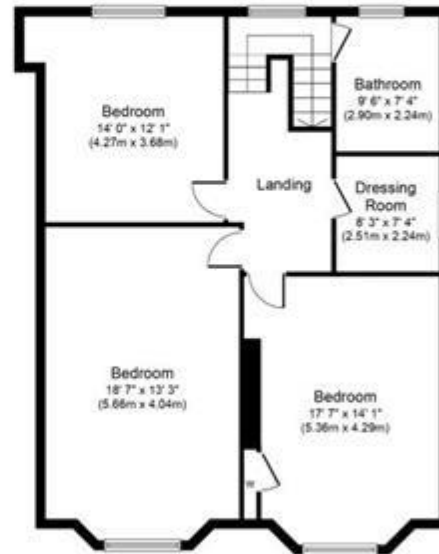
Coatbridge is home to excellent schools, shopping facilities, sports amenities, swimming baths and parks. There is also a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities, including Glasgow and Edinburgh with Kirkwood Train Station being located just a short walk away from the property. The nearby M74 and M8 motorways provide excellent road links throughout the west of Scotland.



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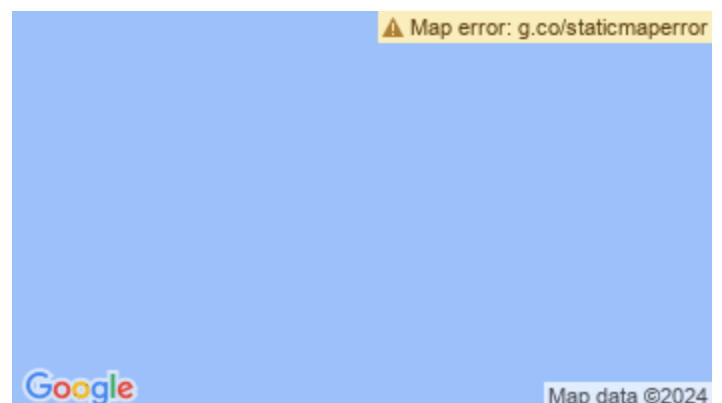
Ground Floor
Approximate Floor Area
1,066 sq. ft.
(99.0 sq. m.)



First Floor
Approximate Floor Area
940 sq. ft.
(87.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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