



CARRADALE STREET, COATBRIDGE OFFERS OVER £89,995 Freehold

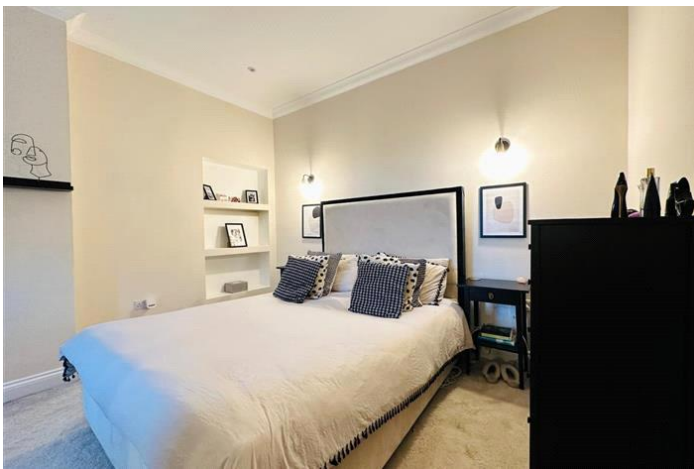
Kirkland Estate Agents are proud to present to the market this stunning one bedroom upper apartment. If you've been looking for a beautiful traditional flat with a modern twist, this could be the one for you! EPC Rating: C.

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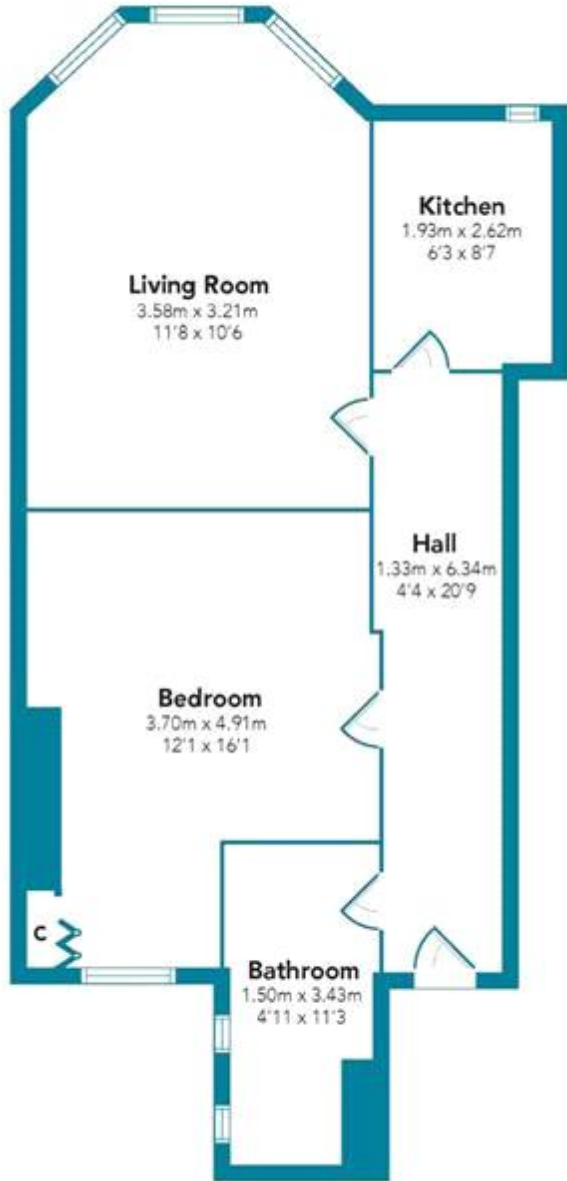
Entry is via a communal entrance and staircase to the first floor. All of the accommodation is on one level and the main door entry is accessed from this vestibule area. When inside, the welcoming hallway leads to all rooms within property including modern tiled bathroom, double bedroom and lounge off to the left and the kitchen straight ahead adjacent to the lounge. All rooms are all of a great size and the lounge features a large bay feature window, allowing for an abundance of natural light to flood in. This property has recently been refurbished to an extremely high standard and has been decorated tastefully, a true turnkey home!

Blairhill is an extremely well-sought after area of Coatbridge and there are a number of highly rated Primary and Secondary Schools surrounding Carradale Street. The town offers excellent rail and bus links, with access to Blairhill train station being a short walk from the property. Convenient access to the M8 can also get you to Glasgow city centre within 15 minutes. Located at the bottom of Carradale Street and under two minutes drive from flat is ChargePlace Scotland Charging Station found on King Street, conveniently placed for electric vehicles. Coatbridge also offers a great selection of restaurants, bars, retail parks, sporting facilities including popular gymnasiums within walking distance of the property.

Tenure: Freehold



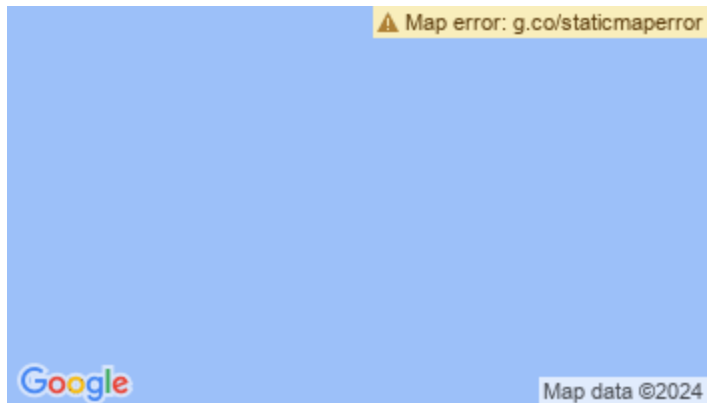
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Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.