



HIGH BURNSIDE AVENUE, COATBRIDGE OFFERS OVER £135,000

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A spacious layout throughout the property creates a relaxed and homely feel, with the lounge entrance from the hallway, leading in to kitchen/dining area. Demonstrated from photos, the kitchen provides ample space enjoy your kitchen space to the fullest. The rear garden can be accessed from the kitchen, providing well sought-after bright and natural lighting. On the upper level, master bedroom with fitted wardrobe space and guest bedroom can be found as well as fully tiled bathroom with shower.

Features of the property include central heating, double glazing, quality flooring, front garden, driveway to the side and enclosed rear garden which is of a large scale.

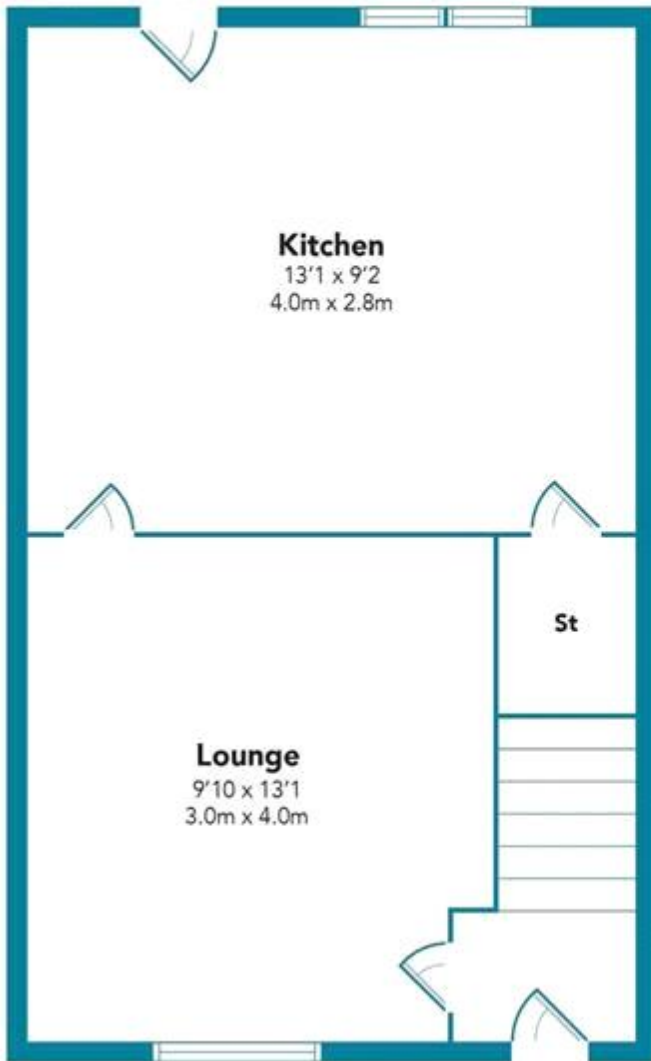
The attached floor plan shall provide a detailed layout of this impressive home however we recommend inspection to get a true feel for the layout of accommodation.

Coatbridge Town Centre provides an array of bars, shops, restaurants and many leisure facilities. The property is located close to highly rated primary and secondary schools, and for those commuting by public transport there are regular bus transportation and train station service close by from Blairhill or Kirkwood to the surrounding towns and cities. For those commuting by car, the M8 and M74 motorways provide easy travel throughout the central belt.

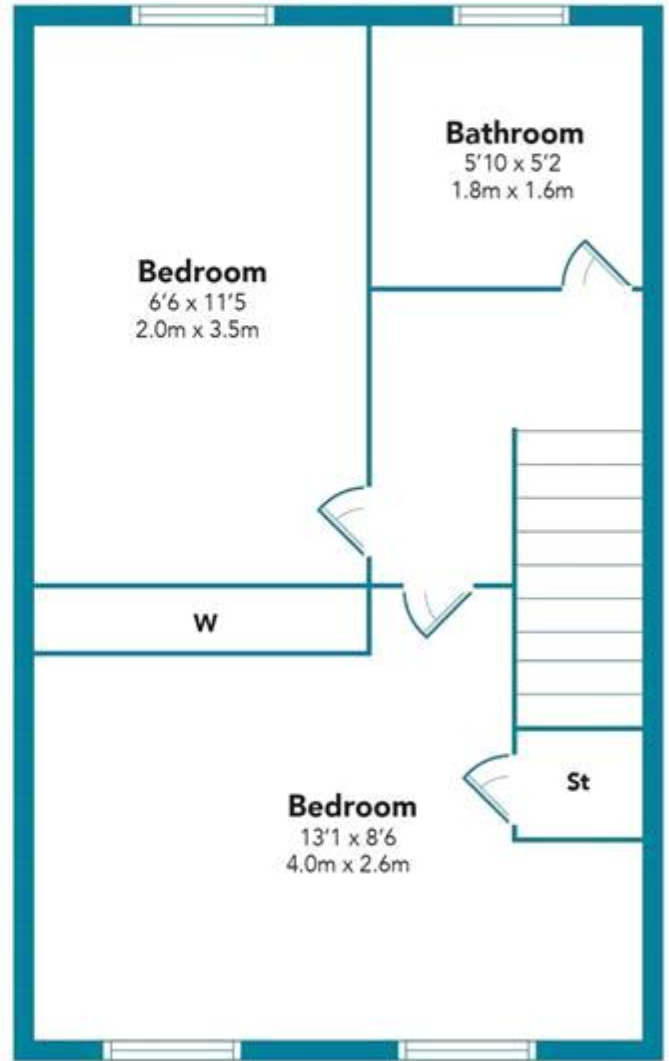


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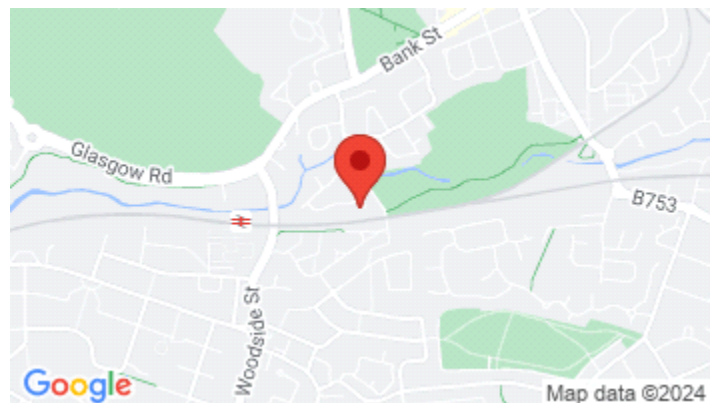
GROUND FLOOR



FIRST FLOOR



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/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.