

**46 KING STREET, COATBRIDGE ML5 1JF**

**OFFERS OVER £290,000**



**PROPERTY REFERENCE CODE: RS1086**

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### **This property consists of:**

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Sitting within a delightful street and walking distance of Coatbridge town centre and various transport links, this property is sure to be popular. Offering characterful and spacious apartments with high ceilings, ceiling roses, and ornate cornicing, this wonderful home provides a versatile layout for future buyers, with either three bedrooms and two public rooms or, indeed, four bedrooms and one public room.

The accommodation comprises a reception vestibule and an impressive welcoming hall, a bay windowed formal lounge, a dining room/4th bedroom, and a breakfast-sized kitchen. The upstairs accommodation contains three bedrooms, a family four-piece bathroom including a corner shower cubicle, and a free-standing roll-top bath. The property has a bonus of a large summer house at the rear of the garden which is currently being utilised as an office with a shower room.

The floor plan shall provide you with a detailed layout of this well laid out and comfortable home. However, we recommend viewing to appreciate the character, the traditional features, the layout, and the convenient setting that's on offer.

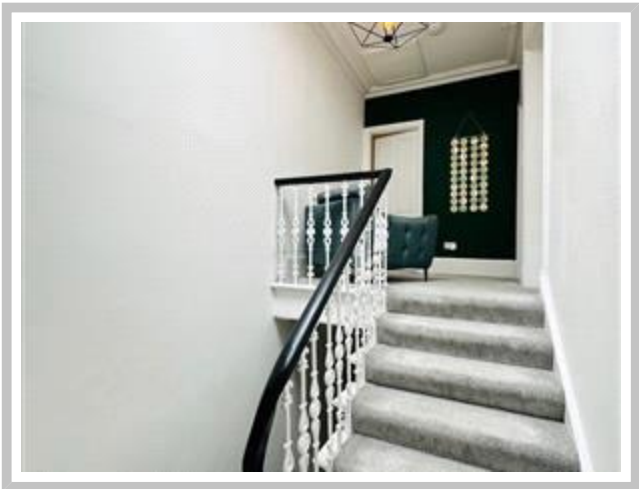
Enjoying a large private and enclosed garden, the front contains a neat lawn and a variety of shrubs and trees, whilst the rear garden has a large lawn and slabbed patio area.

King Street is conveniently located within Coatbridge for schooling and shopping. Within the immediate area, there is a great choice of restaurants, cafes, 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. The M74 and M8 motorways provide excellent access to the central belt.













**TENURE:** We have been advised by the Vendors the property is .  
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.