



## EXETER STREET, COATBRIDGE OFFERS OVER £115,000 Freehold

Kirkland Estate Agents are proud to present to the market this two bedroom upper traditional apartment, ideally situated within a popular location of Coatbridge. EPC Rating : C.

- Traditional Upper Flat
- Close to Transport Links
- Integrated Kitchen Appliances
- Large Kitchen/Diner
- Residents parking
- Popular Location
- Ideal for First Time Buyer

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You access this property from the rear and have your own main door entrance. On entry you are welcomed with small vestibule with a further door leading to large hallway. On this level you have kitchen with generous dining space, shower room, living room and substantial storage cupboard. The bright front facing lounge benefits from bay-window which is a great feature of this traditional red sandstone property.

As shown on the floorplan access to the upper level is from the hallway and boasts two bedrooms, with one currently being utilised as office space, however perfect for second bedroom living. It also has Velux window. The master double bedroom offers additional storage space and views over the communal garden grounds.

Parking can be found at rear of property and entirely communal, with no issues to secure a spot.

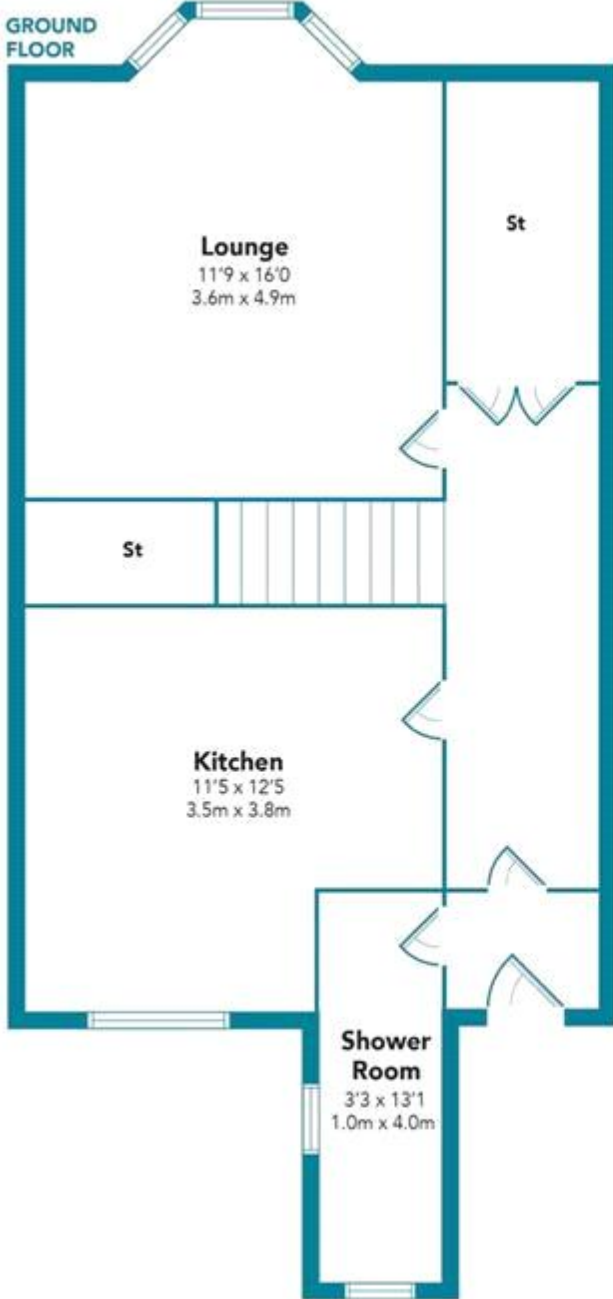
Coatbridge Town Centre has a variety of local shops whilst the nearby Faraday Retail Park has a wide selection of high street stores. Primary Schools are within close proximity of the property and for those commuting by public transport train stations are also nearby and provide links to the surrounding towns and the cities. For those commuting by car, the property is conveniently located within easy reach of the M8, A8 and the M73 providing excellent commuting through the central belt as well as allowing access to the nearby M74.

Tenure: Freehold

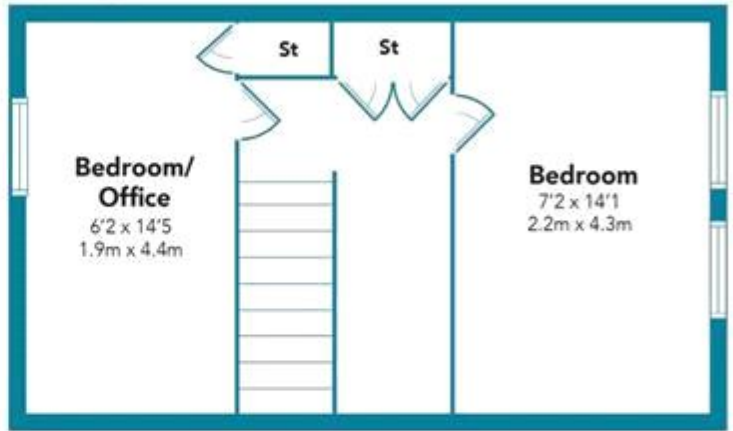




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**FIRST FLOOR**



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/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.