



DUNBAR AVENUE, COATBRIDGE OFFERS OVER £109,995

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The property showcases large living space and is in true walk in condition, thanks to the current owners.

The property comprises, entrance stairway & hallway. Large front facing lounge, modern fitted kitchen, three well sized bedrooms with one of the bedrooms having its own WC & a newly fitted family bathroom.

The rear garden is established and maintained and is excellent space for children and families alike.

The property would represent an outstanding purchase for a first-time buyer, a family needing additional room or a property investor with a view to renting the property out. Viewing is essential to appreciate this lovely home.

Old Monkland Road is located within the highly regarded Old Monkland district of the town and is conveniently placed for schooling, shopping and only a short distance from Drumpellier Country Park and amenities. Within the immediate area and the town of Coatbridge, there is a great choice of restaurants, bistros and pubs and for those commuting by public transport there are regular bus and train services from Kirkwood or Whifflet to the surrounding towns and cities.



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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.