



ALEXANDER STREET, COATBRIDGE

OFFERS OVER £140,000 Freehold

We at Kirkland are delighted to present this 3 bedroom fully renovated and extended upper traditional flat in the popular Dunbeth area of Coatbridge. EPC Rating: C.

The property has been given an impressive renovation to a very high standard and extended into the loft area.

- Fully renovated apartment
- Traditional Upper Flat
- 3 Bedrooms
- Ensuite Bathroom
- Fitted Kitchen with Integrated Appliances
- Gas Central heating
- Popular Location
- Walk in Condition
- Council Tax Band B

We at Kirkland are delighted to present this 3 bedroom fully renovated and extended upper traditional flat in the popular Dunbeth area of Coatbridge. EPC Rating: C.

The property has been fully renovated to a high standard and extended into the loft area. Decorated in neutral tones with new doors, skirting, carpets & boiler, you would only have to place your furniture to instantly feel at home.

The property now benefits from living over two levels with the lower level having, ample lounge area, newly fitted kitchen which is open plan to the lounge, 1 bedroom & bathroom.

The upper level has two well sized bedrooms and master en suite.

The outside of the property has communal & on street parking and a communal garden.

The floor plan shall provide you with a detailed layout of this comfortable home however, we recommend viewing to appreciate the setting that's on offer.

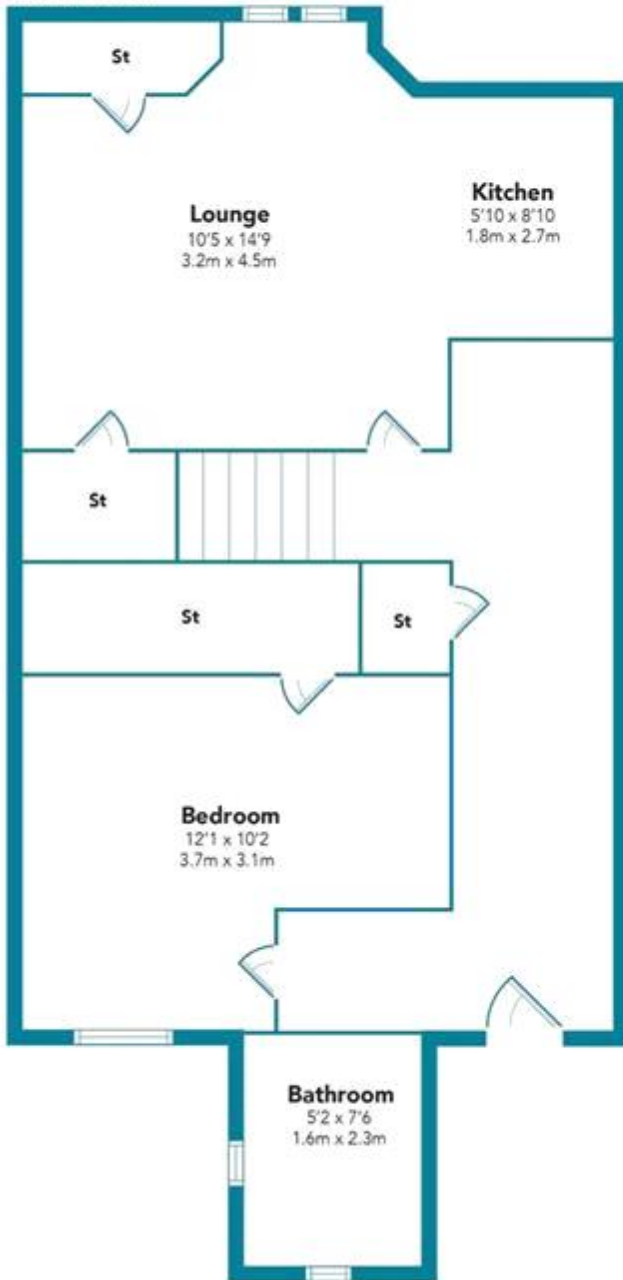
Coatbridge has a good selection of shops, including The Faraday Retail Park, and schools at both primary and secondary level. There is also a wide variety of restaurants, bistros, pubs and sports facilities including The Time Capsule. The property is ideally placed giving quick and easy access to all the major motorway networks for commuting throughout the central belt. There are regular bus and train services from Coatbridge to the surrounding towns and cities including Glasgow and Edinburgh City Centre, and Coatdyke or Sunnyside stations being a short walk away.

Tenure: Freehold

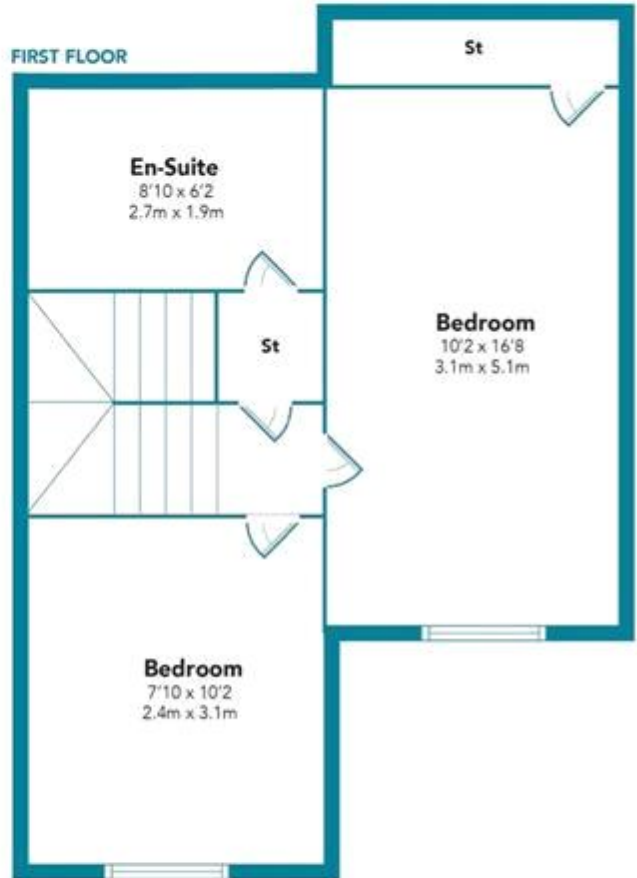


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GROUND FLOOR



FIRST FLOOR



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		76	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/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.