



73 Coats Street, Coatbridge, ML5 3NX

Offers Over £134,995

- Immaculately presented two-bedroom mid-terrace home set within a highly convenient Coatbridge location
- French doors provide direct access to the enclosed rear garden, ideal for entertaining
- Two generously sized double bedrooms, each benefiting from built-in storage facilities
- Front and rear gardens offering low-maintenance outdoor space, as well as private parking to the rear
- Excellent access to Faraday Retail Park, transport links and commuter routes nearby
- Bright and spacious dual-aspect lounge and dining area offering excellent family living space
- Stylish modern fitted kitchen complete with a range of integrated appliances
- Contemporary three-piece bathroom finished in fresh neutral décor
- Positioned only a short stroll from Coatbridge Main Street and local everyday amenities
- Energy efficiency rating - C

73 Coats Street, Coatbridge ML5 3NX

**** Unexpectedly Available Again**** An exceptional opportunity to acquire a beautifully presented two-bedroom mid-terrace home offering stylish, move-in ready accommodation at exceptional value. Finished to a high standard throughout, the property combines spacious living areas with modern interiors and a highly convenient central location close to a wide range of amenities and transport links.



Council Tax Band: C



CODA



CODA
-ESTATES-



CODA
-ESTATES-

Located on the ever-popular Coats Street in Coatbridge, this impressive two-bedroom mid-terrace home is presented to the market in exemplary condition throughout and offers spacious, well-appointed accommodation ideally suited to first-time buyers, young families and downsizers alike.

The accommodation comprises a bright and generously proportioned dual-aspect lounge/dining room with feature media wall, providing an excellent space for both relaxing and entertaining, and french doors leading directly to the enclosed rear garden. The modern fitted kitchen is finished to a high standard and includes a range of integrated appliances.

Upstairs, the property boasts two exceptionally spacious double bedrooms, both benefiting from fitted storage, and a bright contemporary three-piece bathroom suite completes the accommodation.

Externally, the property enjoys private gardens to the front and rear, with the rear garden offering a fantastic space for outdoor dining and family enjoyment.

Coats Street is ideally positioned just a short walk from Coatbridge Main Street and its wide range of shops, cafes, bars and everyday amenities. Faraday Retail Park is also nearby, offering a selection of major retailers and supermarkets, while excellent transport links including nearby rail and motorway access make this an ideal location for commuters.

Early viewing is highly recommended to appreciate the quality and space on offer.

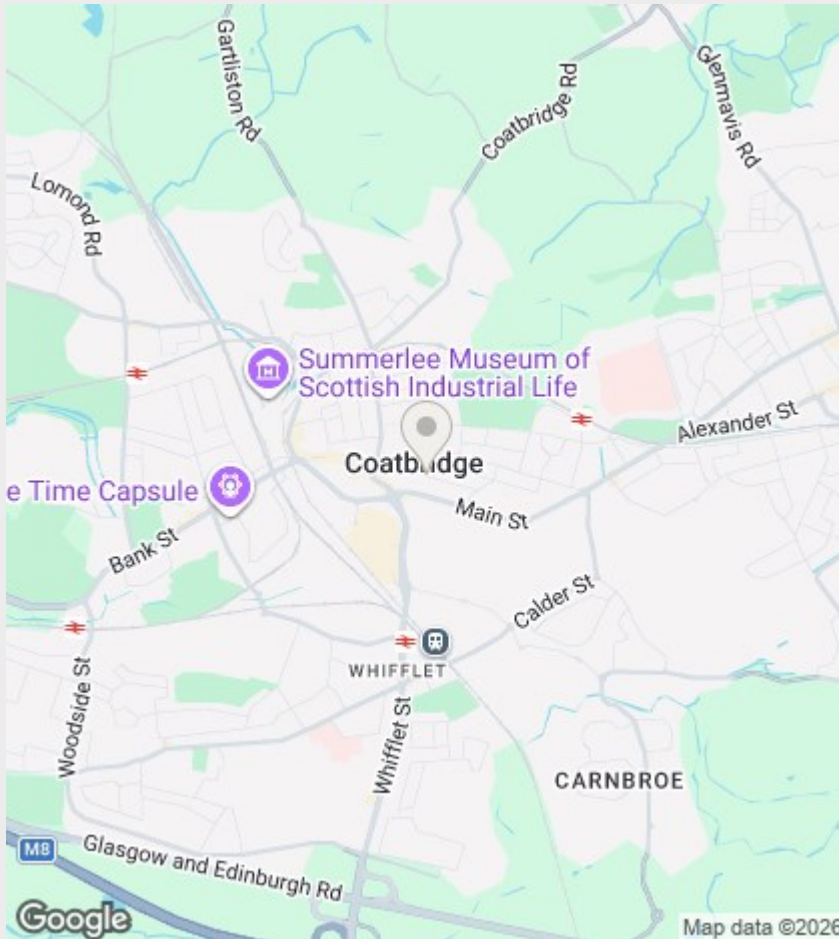
Council Tax: North Lanarkshire Band C

Home Report: Available upon request.

EER: C

Viewings strictly by appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



Directions

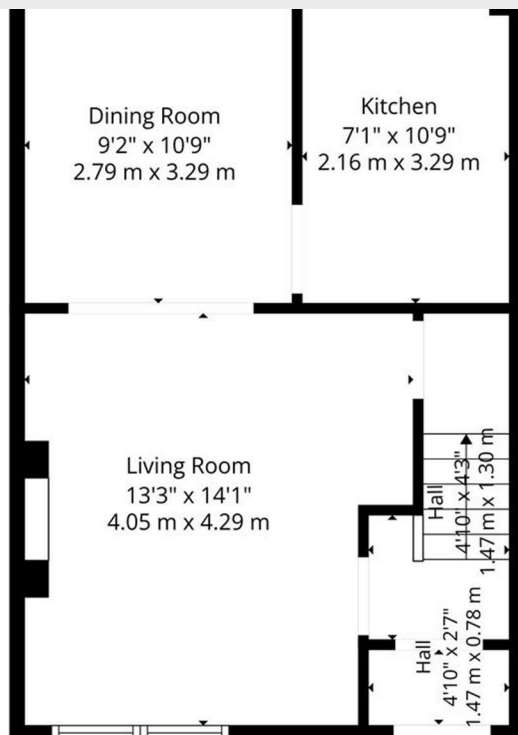
Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

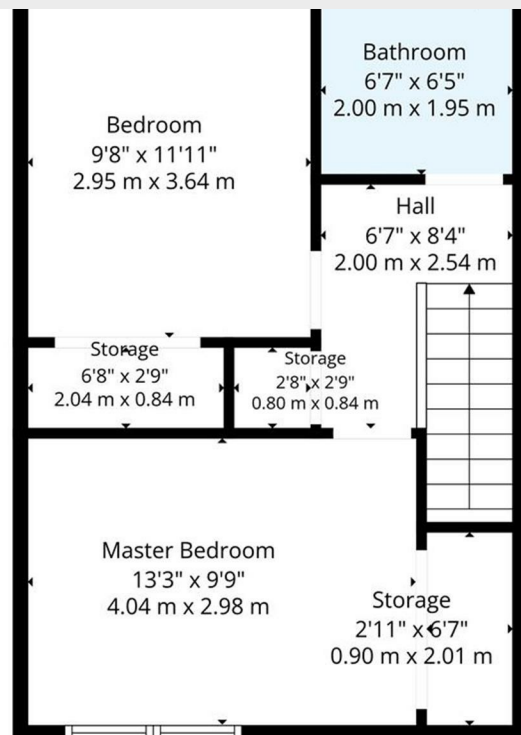
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland EU Directive 2002/91/EC		



1st Floor



2nd Floor

TOTAL: 788 sq. ft, 73 m2

1st floor: 417 sq. ft, 39 m2, 2nd floor: 371 sq. ft, 34 m2

EXCLUDED AREAS: STORAGE: 45 sq. ft, 4.2 m2, HALL: 26 sq. ft, 2.4 m2

CODA