







Spacious 2-bedroom ground-floor traditional flat in Coatbridge with bay-windowed lounge, generous bedrooms, fitted kitchen, wet room, gas central heating, double glazing and communal gardens. Ideal for first-time buyers, downsizers or investors.

Offers Over £125,000

SOLD





King Street is a purpose-built ground-floor flat forming part of a traditional two-storey sandstone building containing four similar properties. Dating from circa 1900, the accommodation extends to approximately 63 sq m and is arranged entirely on one level.

The property offers a practical and well-proportioned layout comprising entrance hallway, living room, kitchen, two bedrooms and wet room. Traditional proportions are complemented by gas central heating, uPVC double glazing and access to communal garden grounds to the front and rear.

Entrance Hall – 2.46m x 3.78m

A spacious central entrance hall providing access to all main apartments within the property.

The hall offers good proportions, with space for occasional furniture or additional storage, and provides direct access to the lounge, kitchen, both bedrooms and wet room. The gas and electricity meters are also situated within the hallway.

Living Room – 4.52m x 3.82m

A generous and attractive main living room positioned to the front of the property.

The standout feature is the large traditional bay window, which allows an excellent level of natural light into the room and creates an appealing focal point.

The room provides ample space for a full range of lounge furniture and retains attractive period-style detailing including decorative cornicing, ceiling rose and a timber fireplace surround with electric fire.

Its proportions make it a comfortable main reception room with plenty of flexibility for both living and dining furniture.

Kitchen – 2.46m x 2.67m

The kitchen is fitted with a range of floor and wall-mounted units providing practical storage and preparation space.

Complementary work surfaces are paired with tiled splashback surrounds, while the photographs show space for freestanding appliances including cooker, washing machine and fridge freezer.

A stainless-steel sink is positioned beneath the rear-facing window, bringing natural light into the room.

The kitchen units are of a semi-modern style and remain adequate for their age and purpose.

Primary Bedroom – 3.51m x 3.35m

A well-proportioned principal bedroom positioned towards the rear of the property.

The room offers plenty of space for a double bed and freestanding bedroom furniture and





benefits from a large window overlooking the rear garden area.

High ceilings and generous proportions give the room a spacious feel, while the current exposed timber floorboards provide a straightforward opportunity for a purchaser to introduce their preferred flooring and decorative finish.

The modern combi boiler serving the gas central heating system is situated within this bedroom.

Bedroom Two – 3.80m x 2.31m

A useful second bedroom offering good flexibility for a range of buyers.

The room is suitable as a bedroom, guest room, nursery or home office and benefits from a large window providing good natural light.

Its proportions allow space for a bed together with additional furniture, making it a practical second apartment rather than simply a box room.

Wet Room – 3.51m x 1.24m

The bathroom has been arranged as a wet room and incorporates a WC, wash hand basin and thermostatic shower.

The room also benefits from natural light via a rear-facing window.

The Home Report describes the sanitary fittings as being in fair order consistent with age.

Heating, Windows & Energy Performance

The property benefits from a gas-fired central heating system supplied by a modern combi condensing boiler serving steel-panel radiators throughout and providing domestic hot water.

The boiler was installed approximately two years ago.

The property also has uPVC double-glazed replacement windows.

The current Energy Performance Certificate rating is D (68), with a potential rating of C (77). The EPC records the total floor area as approximately 63 sq m.

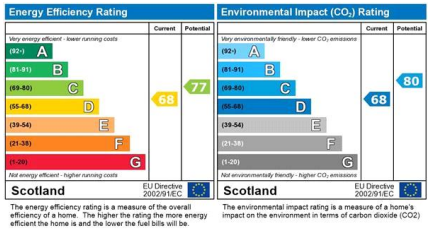
Gardens & Exterior

The property forms part of an attractive traditional sandstone building with communal grounds situated to both the front and rear.

The rear garden area is particularly pleasant, featuring generous lawned sections, established planting and drying facilities.

Boundary divisions are formed by a mixture of hedging and timber fencing, while the grounds include grassed and concrete-slabbed areas.





Viewing by appointment only
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