






Albion Street  
Coatbridge  
ML5 3SB

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## Offers Over £77,500

Property Bureau are delighted to welcome this generously sized ground floor flat. This modern flat is situated in a popular location and has recently been modernised to an excellent level.



Home Report Valuation  
£80,000

[www.packdetails.com](http://www.packdetails.com)  
HP732439

Council Tax Band B

EPC Rating D



The property consists of entrance hallway, spacious living/dining room, modern recently refitted kitchen with an array of floor and wall units, two generous double bedrooms with in-built storage and stylish bathroom. All rooms have are attractively presented in neutral décor and attractive flooring. Warmth is provided by electric heating and double glazing has been installed. This property would make an ideal purchase for any first time buyer or any investor looking to enter the buy to let market



## Vendor Comments

134a, Albion Street, Cliftonville, Coatbridge, ML5 3SB



All measurements are approximate and for display purposes only

## Location

Coatbridge has the majority of every day shopping needs. There is a choice of restaurants, bistros, pubs. The property is located within popular school catchments and also within short proximity. For those commuting by public transport there are regular bus and train services from Coatbridge to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provides excellent access to the central belt linking the surrounding towns and cities.





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**13 Broomknoll Street, Lanarkshire, ML6 6BN**

**[enquiries@propertybureau.co.uk](mailto:enquiries@propertybureau.co.uk)  
01236 758111**

Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

