



PROPERTY  
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LETTING & ESTATE AGENTS



Lugar Street  
Coatbridge  
ML5 3JS

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## Offers Over £76,000

This modern Top Floor Flat is situated in a great location within an attractive purpose built development.

The building itself is built with low maintenance facing brick and set beneath a hipped concrete tiled roof. Entry is via new security controlled front door opening to a well maintained and freshly decorated close with stairs leading to all levels.

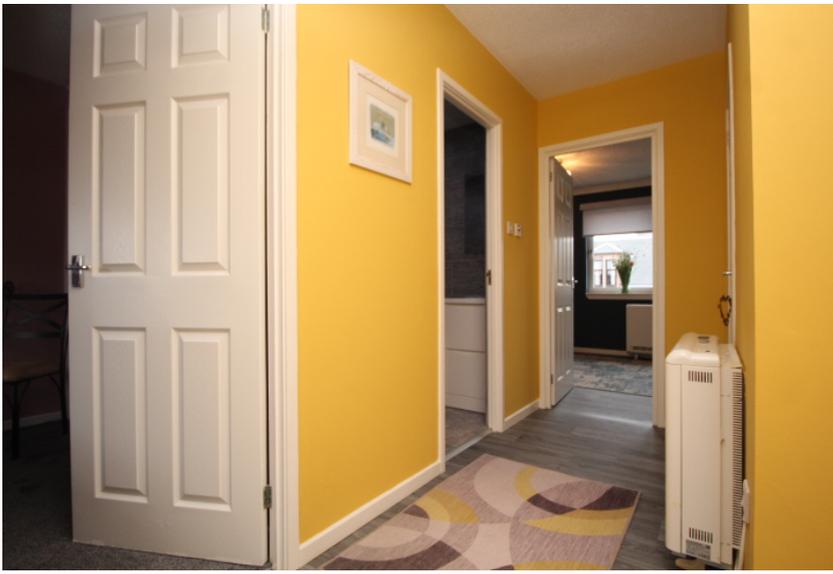
At the rear there are parking spaces in addition to paved walkways and nicely maintained lawns.

Internally the apartment is very well presented with a modern freshly decorated interior and has great sized rooms, nice elevated open views and has the added benefit of a loft storage area which is accessed via hatch from the hallway.

The accommodation comprises L shaped hallway with storage cupboard to one side and a hatch to a large private loft space.



Home Report Valuation  
£80,000



Front facing lounge/living room with windows to the front and ample space for a good sized couch and plenty of options for a dining area to one side if required. The room is freshly decorated and has quality new laminate flooring.

Modern kitchen with a range of floor and wall storage units and plenty worktop surface area with co-ordinating splashback. Built in electric hob, oven and hood and a stainless sink and drainer with swan tap. Picture window to the rear which has a really nice elevated outlook over the area and at one side of the kitchen is a free standing fridge freezer which could also be a space for a breakfast table if required.



Large double bedroom with window to the rear and built in mirrored wardrobes at the far side with excellent storage.

Impressive modern bathroom with lovely tiling and a white three piece suite comprising panelled bath with screen and a wall mounted electric shower, wash hand basin set within vanity unit and a close coupled w.c.



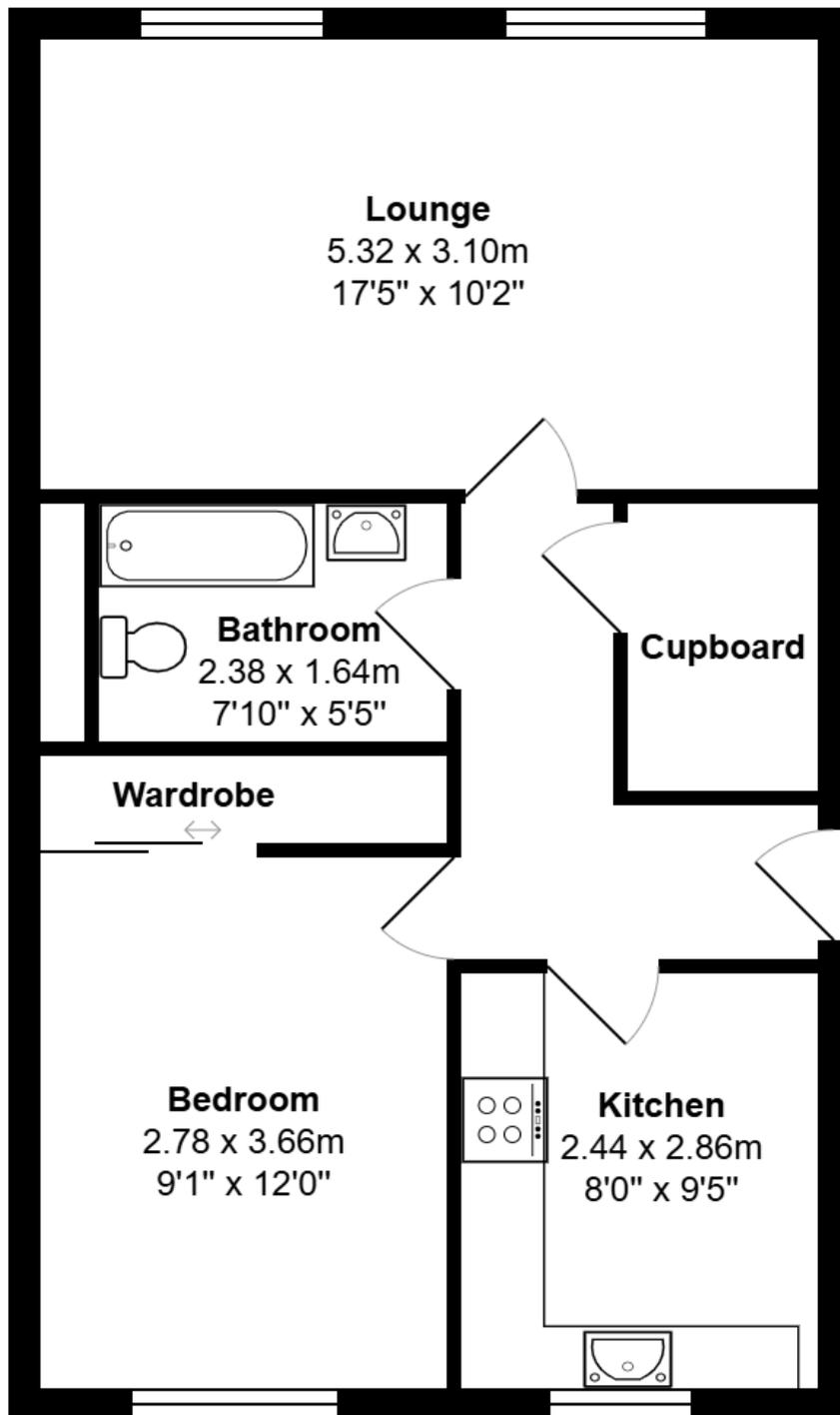
The property further benefits from modern electric heating, double glazing and security controlled entry

Under Section 21 of the Estate Act 1979 we are obliged to inform you that the seller of this property is defined as a connected person.

## Vendor Comments

*This is such a nice quiet street and is so handy for local amenities and nearby parks and transport links.*

29, Lugar Street, Dunbeth, Coatbridge, ML5 3JS



## Location

Lugar Street is conveniently placed for easy access to Glasgow, with the local Sunnyside train station a short walk away, and the M8, M73 and M74 interchange are all located close by. The nearby Dunbeth Public Park is a well-maintained green space and has ample walking paths with range of facilities including playgrounds for children and areas suitable for dog walking. The commercial and superb retail centre of Glasgow can be easily accessed in less than 15 minutes by car, while the first rate leisure and shopping facilities of the nearby Glasgow Fort and East Kilbride offers a convenient option as another centre to visit.





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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.

