



PROPERTY  
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LETTING & ESTATE AGENTS



Corsewall Street  
Coatbridge  
ML5 1PY

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## Fixed Price £99,000

A recently refurbished traditional 1 bedroom ground floor flat which has its own back and front door and is situated in a well presented red sandstone building.

Corsewall Street is a very popular address within an established area consisting of similar period style properties which are well maintained and in a great location close to all amenities.

At the front of this particular property is a private enclosed garden which comprises a low maintenance slabbed area with stone boundary wall and timber boundary fence.

At the rear of the development and with vehicular access via a path to the side is a large open area which comprises communal lawned gardens many of which have neat lawns with drying poles, there is an access lane for cars and also plenty of outside space for bin stores.

Internally the apartment has been completely redecorated and is presented in neutral shades throughout.

The accommodation comprises double glazed front door opening to a reception hallway with further door through to a main L shaped hallway which has laminate floor and smooth emulsion walls.

The large front room has a bay window providing plenty of natural light and many use this room as a double bedroom. It has a pleasant outlook down the street, space for free standing units, self coloured carpet and fresh decoration.



Home Report Valuation  
£100,000



There is a further large room which consists of a living room/sitting room and this has a window at the rear overlooking the garden area and also access through to the kitchen. Plenty of space in this room for a large couch and also a dining table at one side if required.



The kitchen has been recently upgraded to comprise modern white fronted floor and wall storage units with a stainless steel sink and side drainer. There is a worktop running along the full width of the kitchen and an integrated oven and wall mounted central heating boiler. Modern inset ceiling lighting, window to the rear and a door opening directly to the rear garden area.

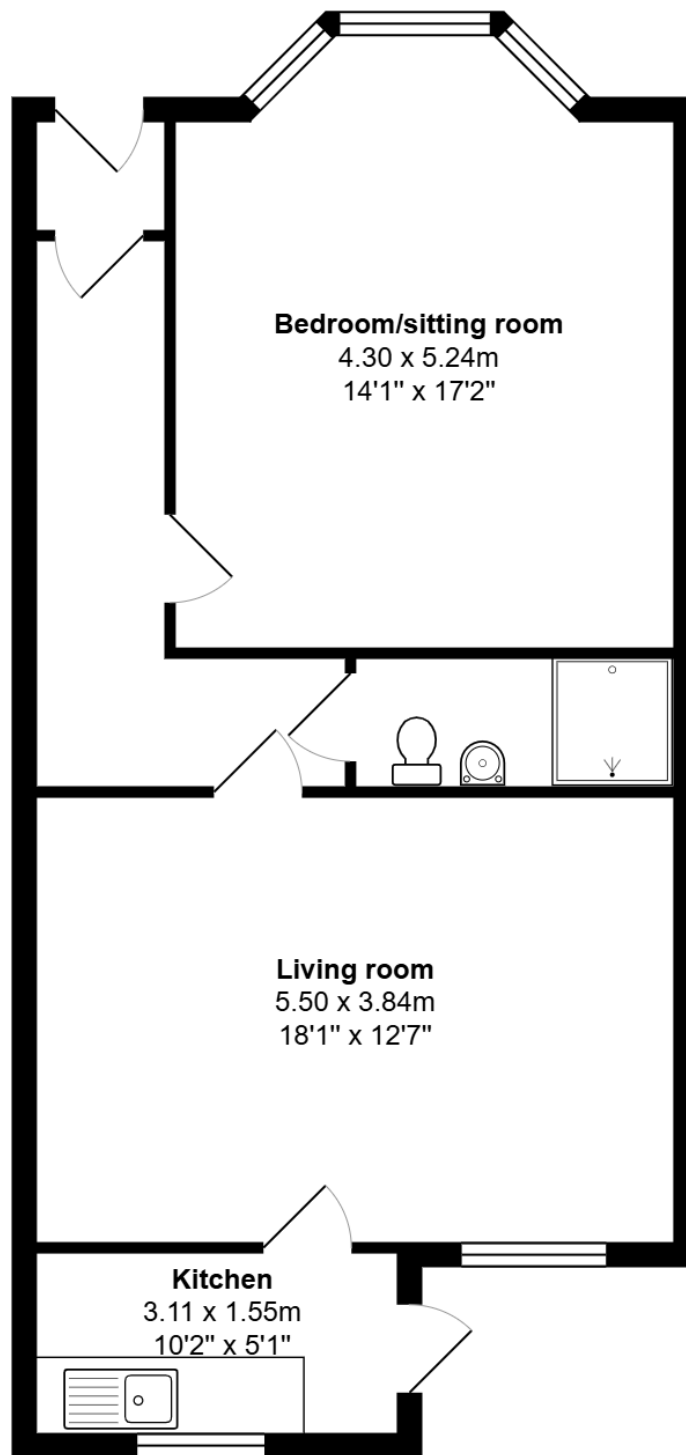
The shower room has been completely upgraded to comprise a modern shower enclosure with sliding door and a wall mounted mains shower. Pedestal wash and basin and WC. New wet wall in the shower area and attractive wall tiling to the remaining walls. Chrome radiator.



The property further benefits from new double glazed windows and is heated with gas fired central heating system.

## Vendor Comments

*This has been a great property and is such a nice street to live in with really nice neighbours and so close to all amenities.*



Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Blairhill is a conservation area and the property is mainly surrounded by similar large feature period properties. The location is within a five minute walk to Blairhill train station which offers direct links to Glasgow (19mins) and Edinburgh. The property is also within walking distance of local schools including St Ambrose High, Langloan / St Augustines primaries. Blairgrove precinct and West Canal Street offer local shopping whilst the Monklands Canal and local parks connect you to Drumpellier Country Park via walking / cycling paths minutes from the property's door.





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