






PROPERTY
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Calder Avenue
Coatbridge
ML5 4HP

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Offers Over £87,000

Well-Presented One-Bedroom Flat in a Highly Sought-After Area of Coatbridge.

Situated within one of Coatbridge's most desirable residential areas, this well-presented flat offers spacious and bright accommodation, ideal for a range of buyers.

Externally, the property benefits from an attractive rendered exterior and a hipped tiled roof.

Access is gained via a side entrance and staircase leading to the flat. Upon entering through a glazed door, you are welcomed into a bright reception hallway.

To the front of the property is a generously proportioned double bedroom featuring large windows, high ceilings, plush carpeting, and two useful storage cupboards.



Home Report Valuation
£90,000

Council Tax Band A

EPC Rating C



The spacious dining kitchen is fitted with a range of units, modern worktops, tiled splashbacks, and a large sink area. Two picture windows provide an abundance of natural light, creating a bright and practical space for everyday living.

The impressive lounge overlooks the rear garden and offers fresh carpeting, a large picture window, an attractive electric fireplace, and additional storage, creating a warm and inviting atmosphere.



There is a well fitted shower room with an electrical shower with a pull cord and a neat W.C with a window for ventilation and natural light.

With a lovely low maintenance garden area featuring a concrete tiled path, shed and drying poles with enclosed fencing and hedge. surrounding the garden

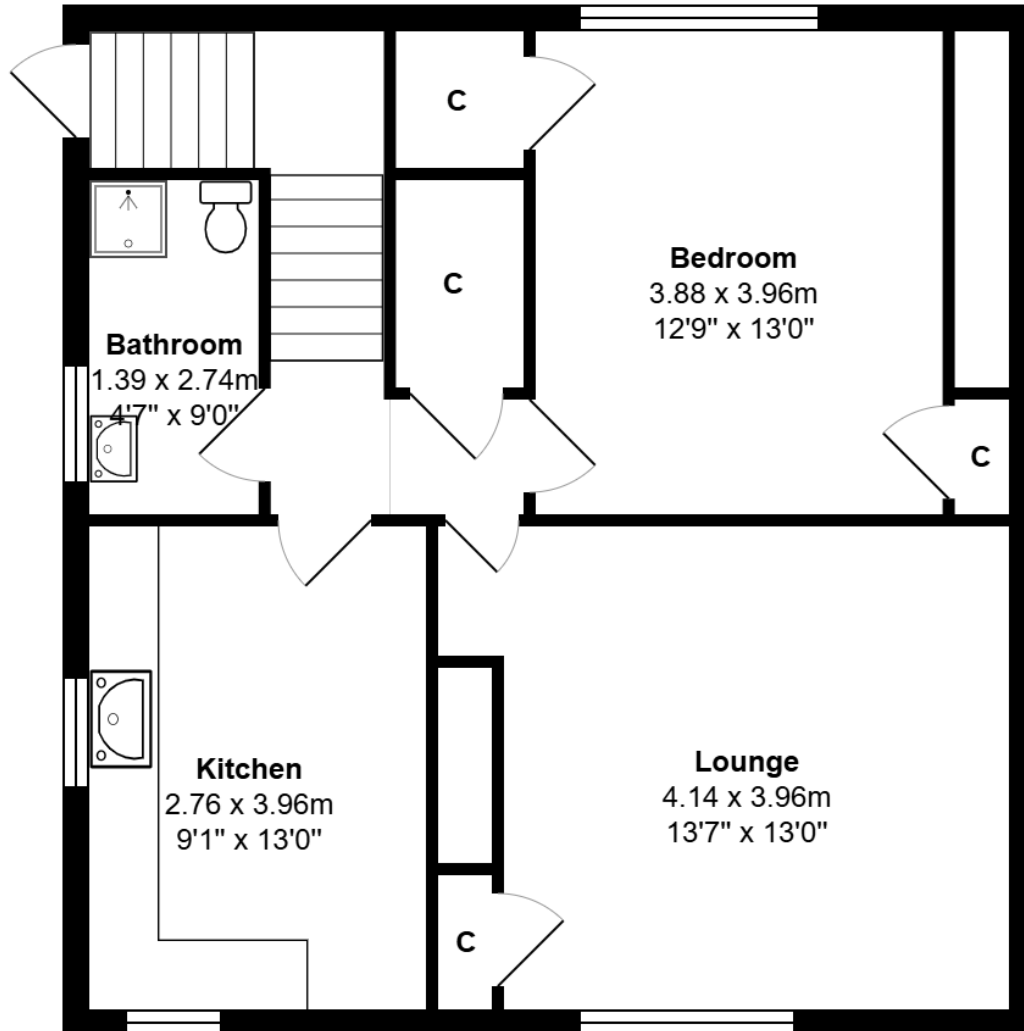


Further benefits include gas central heating, double glazing throughout, and excellent storage accommodation.

Vendor Comments

This has been a brilliant flat, with bright and spacious rooms. With a great garden and lovely neighbours.

6, Calder Avenue, Shawhead, Coatbridge, ML5 4HP



Total Area: 60.5 m² ... 651 ft²

All measurements are approximate and for display purposes only

Location

Calder Avenue is ideally positioned for access to a range of local amenities including shops, supermarkets, and well-regarded schools. Excellent transport links are nearby, with easy access to Coatbridge town centre, train stations, and the M8 motorway-making commuting to Glasgow and beyond straightforward.





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