PROPERTY BUREAU
LETTING & ESTATE AGENTS



Oxford Street
Coatbridge
ML5 1BW

2
1
1

propertybureau.co.uk

# Offers Over £79,000



A spacious Upper Quarter Villa which is situated in an established location which is close to local amenities and the well known and popular Time Capsule water park and swimming pool.

The building itself is traditionally constructed and has a render exterior beneath a pitched concrete tiled roof. The roof is currently undergoing some maintenance which is reflected in the Home report valuation although works are ongoing and this should be completed in the very near future.



The property is also currently tenanted with an excellent tenant who has been there for many years and is more than happy to stay if purchased by another landlord. These properties are exceptionally popular for buy to let properties as it is such a nice area and has great neighbours.

At the front is a slabbed driveway area which leads down to a private garden at the rear which is lawned and level and enclosed by timber fencing.



## Home Report Valuation £80,000

Council Tax Band B

EPC Rating C








Internally the apartment provides great size rooms and has nice pleasant outlooks to both the front and rear. A doorway to the side leads to the internal staircase which takes you to the upper hallway.

The main lounge/ living room is a great size and has a bay window at the front providing an open outlook. There is plenty space within this room at the far side for a dining table if required.

The kitchen is situated the rear and has a range of floor and wall storage units with integrated sink and drainer. Built in gas hob, oven and extractor hood, plumbing for washing machine, space for fridge freezer and plenty of worktop surface area. Again this room is spacious enough for a breakfast table if required.

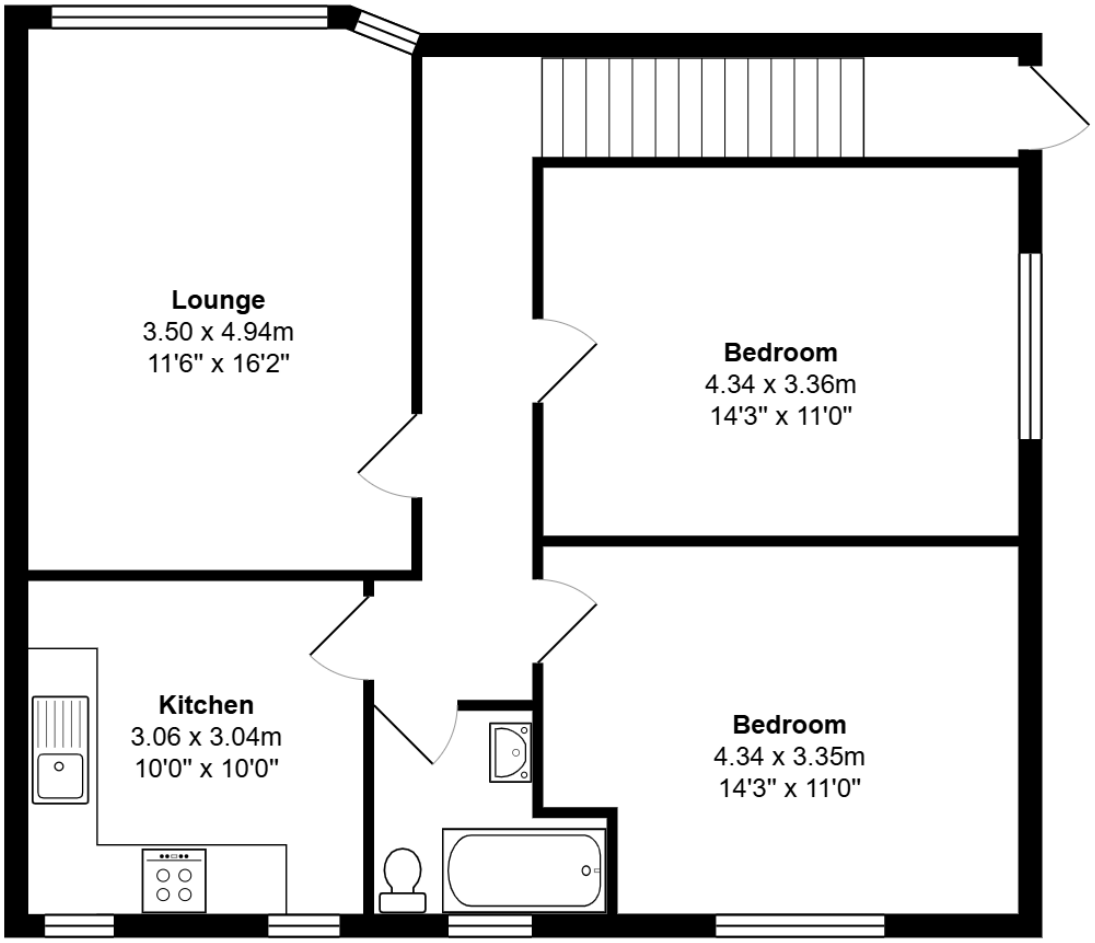
There are two really good size double bedrooms, one with window to the front and one with window to the side and both have ample space for free standing units.

The bathroom is modern and well presented with a three-piece suite comprising panel bath wash and basin and WC.

The apartment further benefits from gas central heating, double glazing and has hatch to a loft storage space.

## Vendor Comments

*This has been another property bought to let out and has a really good tenant who is happy to stay for any new landlord buying.*




Total Area: 71.6 m² ... 771 ft²

All measurements are approximate and for display purposes only

## Location

Coatbridge has a good selection of shops, including The Faraday Retail Park, and schools at both primary and secondary level. The town is home to the popular Time Capsule, Drumpellier Country Park and Summerlee Museum.









PROPERTY BUREAU
LETTING & ESTATE AGENTS

www.propertybureau.co.uk

Glasgow Stirling Helensburgh **Lanarkshire**

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

**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 warrantedand do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

The Property Ombudsman
APPROVED CODE
TRADINGSTANDARDS.GOV.UK