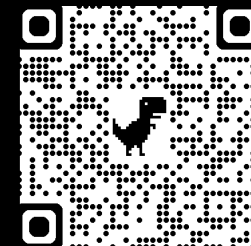


FOR SALE

OFFERS OVER  
£134,000



Scan for more information



Coatbridge

Leven Road  
ML5 2LW

Council Band C

## 3 BEDROOM TERRACED

Spacious Accommodation | Beautifully Presented Throughout | Living Room | Stylish Fitted  
Dining Kitchen | Three Double Bedrooms | Modern Fitted Bathroom | Gas Central Heating |  
Double Glazing | Rear Garden & Off Street Parking | EPC - D



Arrange a viewing: 01555 661435  
[www.morisonandsmith.com](http://www.morisonandsmith.com)







## Leven Road, Townhead, Coatbridge, ML5 2LW

Beautifully presented three bedroom mid terraced property located with the Townhead area of Coatbridge. This property has been extensively upgraded inside and out leaving it in turn key condition to suit an array of buyers. The property is set over two levels, comprising of; entrance vestibule, hallway, living room, modern fitted kitchen with dining area, three bedrooms and a modern fitted bathroom. Further benefits include; gas central heating, double glazing throughout, off street parking and front and rear gardens. EPC – D

The property is entered from the front into an entrance vestibule which in turn leads into a welcoming hallway. The hallway has a stairway leading to the upper level and doors leading to both the dining kitchen and living room. The bright and spacious living room has a large front facing double glazed window allowing an abundance of natural light into the space. The dining kitchen can be accessed via double doors from the lounge as well as from the main hallway.

The stylish dining kitchen has been tastefully designed and fitted with white high gloss wall units along with contrasting oak effect base units. Integrated appliances include a seven burner range cooker, extractor hood and black resin sink with drainer with pull out kitchen mixer tap. The dining area offers an excellent area for family dining and entertaining. A doorway from the kitchen leads to a rear vestibule which houses an under stairs storage cupboard and external door providing access to the rear garden.

On the upper level there are three double bedrooms and a modern fitted family bathroom featuring a 'L' Shaped bath with shower over, WC and a freestanding vanity unit with sink set within.

Externally to the front of the property there is a mono-bloc double driveway and a raised patio area laid with mono-bloc.

To the rear there is a well maintained fully enclosed garden with a decked area perfect for outdoor entertaining. There is an area laid with stone chippings and an area laid to lawn with a large shed to the rear of the garden.

This property has been tastefully upgraded and offers potential buyers excellent proportioned accommodation throughout, viewing is highly recommended.

Living Room 3.69m x 4.91m

Dining Kitchen 3.53m x 6.18m

Bathroom 1.66m x 1.99m

Bedroom 3.75m x 4.15m

Bedroom 2.98m x 3.00m

Bedroom 3.00m x 3.75m







 **Morison & Smith**  
Inc. John R. Muir & Co.  
SOLICITORS - NOTARIES - ESTATE AGENTS

61 High Street. Lanark, ML11 7LN  
Telephone: 01555 661435 - Fax: 01555 666869  
Email: [estates@morisonandsmith.com](mailto:estates@morisonandsmith.com)  
Website: [morisonandsmith.com](http://morisonandsmith.com)

#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.