



84 Hospital Street, Coatbridge, ML5 4DW

Offers over £62,500

This 2 Bed Flat is in walk-in-condition and ideal for first time buyers. The property has two good sized bedrooms, a large lounge area and is conveniently situated for easy access to all local amenities. The property benefits from a Brand New Boiler and New Electrical Consumer Unit.

Amarco Property are delighted to bring this 2 Bedroom Lower Flat to the market. The property is situated in the desirable location of Whifflet, Coatbridge which offers everything expected from a well established community including local shops, primary and secondary schools and other local amenities. Whifflet is within close proximity to the M8 motorway links for both Glasgow and Edinburgh and is within walking distance to Whifflet Train Station and St Andrews High School.

The property is accessed via stairs and a door to the side of the property. This leads on to the hallway which is bright and spacious and leads off to all other rooms.

This property is in walk-in condition and laid with a modern wood effect laminate floor throughout the livingroom, hallway and bedrooms.

Livingroom (4.3m x 3.9m)

The Livingroom is a good sized space and features a modern integrated electric feature fireplace and ceiling fan. The room is decorated to a good standard and the floor laid with wood effect laminate.

Master Bedroom (4.1m x 3.0m)

The Master bedroom is to the front of the property and is a sizable room which can easily accommodate a king sized bed, wardrobes and storage units. The room features wood effect laminate floor and wardrobes which will remain as part of the sale.

Bedroom 2 (3.0m x 2.9m)

The second bedroom can easily accommodate a double bed and storage units. Again this room is a bright space and is laid with wood effect laminate flooring.

Kitchen (3.2m x 2.1m)

The kitchen has space for white goods as well as ample worktop space for food preparation. It benefits from an integrated

oven, gas hob and modern extractor fan.

Bathroom (1.9m x 1.8m)

The bathroom is fully tiled and features a full suite including bath with overhead electric shower.

Front Garden

The front garden is private, well maintained, and is laid with lawn. This area gets sunlight all day long.

Rear Garden

The rear garden area is communal and currently used as a drying green. The property benefits from a large communal grass play area to the rear.

Extras

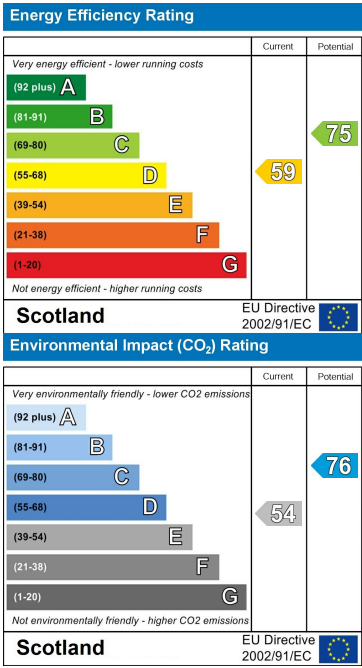
Included within the sale of the property are a New Boiler, New Electric Consumer Board, Wardrobes in Master Bed, all floor coverings, light fittings, window blinds, fixtures and fittings.

These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.