



3 3 2 C

AMARCO Estates are delighted to bring this 3 Bedroom, 2 Public, 2 Bath + WC, Detached property to the market in the Carnbroe area of Coatbridge.

This detached property occupies a corner plot and offers over 1000sqft of living space over two floors.

The property is entered via an entrance foyer to the front of the property which leads off to a spacious Livingroom to the right, downstairs Wc to the left and the Kitchen and Dining rooms to the rear. The staircase leads from the Foyer to the Upper Hallway which in-turn leads off to all three Bedrooms (Master with En-suite) and the Family Bathroom.

The full ground floor is laid with marble effect floor tiles.

The Livingroom is a large bright space and features a bay window and modern wall mounted radiator.

The Kitchen and Dining room are open plan to each other offering an excellent space for entertaining. The Kitchen is a grey gloss modern finish with integrated appliances and there's a dining island in the adjacent Dining room. There's a rear door leading from the Dining room to the rear garden space.

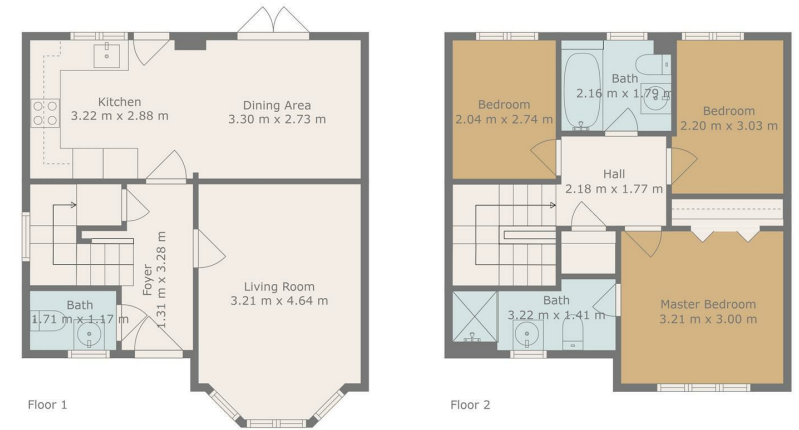
The downstairs Wc has a feature tile wall and finished in a modern dark grey.

On the upper floor the Family Bathroom is well positioned to serve Bedrooms 2 & 3 whilst the

Master Bedroom boasts a fully tiled modern En-suite.

The garden area has a raised deck and dtying green offering low maintenance and maximising the position for the large sun deck and astroturf area.

VIEWING HIGHLY RECOMMENDED - MORTGAGE ADVICE AVAILABLE



Total scanned area: 94 m<sup>2</sup>

Measurements Are Calculated By Callias Technology. Deemed Highly Reliable, But Not Guaranteed.

