



AMARCO ESTATES are delighted to bring this immaculate 3 Bedroom Mid-Terrace home to the market in the Cuparhead area of Coatbridge. EPC C

The property is situated over three levels with the third bedroom on the 3rd level (Attic Space). Full Planning Approval is in place for this development.

The main entrance is to the front of the property into the Foyer. From there the Livingroom is located to the righthand side and the staircase is straight ahead leading to the first floor.

### Livingroom

The Livingroom is a beautiful space and is situated to the front of the property. This room is finished in modern grey tones with a feature electric fireplace and is laid with carpet. There's a large under stair storage cupboard which is accessed from this room.

### Kitchen

The Kitchen is a modern white high gloss finish and boasts a breakfast bar as well as very generous storage and worktop space.

### Master Bedroom

The Master Bedroom has wall to wall wardrobes and a large picture window which floods this room with natural daylight.

### Bedroom 2

The second bedroom is a generous double bedroom and again has very generous wardrobe storage space.

### Family Bathroom

The Family Bathroom is fully tiled and features a jacuzzi style bath with over-shower.

### Bedroom 3 (Attic)

The Upper Hallway has a fixed staircase which leads to the third bedroom. This space has been professionally converted and offers a stunning space with velux window.

The rear garden is laid with block and has external shed storage space. The front driveway is monoblocked and offers off-road parking.

VIEWING HIGHLY RECOMMENDED - MORTGAGE ADVICE AVAILABLE



Total scanned area: 99 m<sup>2</sup>

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

