





This well proportioned 2 lower apartment is set within a popular pocket of Coatbridge and offers excellent value for a first time buyer or indeed someone looking to downsize. The property is just a short distance from the Town centre and all amenities.

AMARCO Estates are proud to introduce this rarely available spacious 2 bedroom property in the popular Burnbank Street in Coatbridge. This property is ideal for first time buyers, downsizers or investors.

Upon entering, a welcoming hallway sets the tone for this property and urges you to explore each room further. Set on one level this property flows with ease.

The large impressive lounge, with its warm and inviting ambience, is an ideal space for relaxation and entertainment the area is flooded with natural light - a tick in every buyers box.

The kitchen offers great space to create lasting memories and comes with plenty of cabintary and storage solutions which are essential in any property.

The highlight of this home lies in the 2 bedrooms providing the perfect space. The generous proportions of each bedroom create a true sense of home. The family bathroom, serves the two bedrooms and is a perfect spot to unwind and refresh.

Outside, the property boasts a large enclosed shared rear garden, perfect for enjoying the outdoors with family and friends. The private

driveway to the front provides ample off-road parking for vehicles.

Located in Coatbridge, this property benefits from excellent local amenities, schools, and transport links with Sunnyside Train station being on your doorstep, ensuring both convenience and connectivity. The area boasts beautiful parks, shopping centres, and leisure facilities nearby, there is an abundance of activities to enjoy.

