

FREEHOLD



House (EPC Rating: )

# 23 CHURCH STREET, COATBRIDGE, ML5 3EB

Offers over

## £269,995

### FEATURES

- 3 Double Bedrooms
- Close to local amenities
- Ideal for families
- Ample living space
- Located on Church Street
- Easy access to transport links
- Charming Coatbridge location
- Viewing highly recommended



**SWEET HOME**



# 3 Bedroom House located in Coatbridge

Caroline Morrison of Sweet Home Scotland is proud to bring to the market this fantastic villa in Church Street in Coatbridge. This charming residence encompasses 105 sq m or thereby of inviting living space, making it an ideal choice for families and individuals in search of a welcoming home. The property features a traditional exterior that harmonizes with the character of the neighborhood, complemented by an interior adorned with exquisite cornicing and modern finishes.

Upon entering, you are greeted by a thoughtfully designed layout that optimizes both space and natural light. The living areas include a spacious living room, perfect for relaxation and entertaining, creating an inviting atmosphere for gatherings with friends and family. The well-appointed mezzanine kitchen offers ample storage and workspace, providing an excellent environment for culinary endeavors.

This home boasts three generously sized double bedrooms, including a master suite with an en-suite shower room, each serving as a tranquil retreat at the end of the day. The additional bedrooms are ideal for family members or guests. Natural light permeates the space, enhancing the warm and welcoming ambiance throughout. The family bathroom, conveniently located on the ground level, features a freestanding bath, adding a touch of luxury.

Call us on

07717504350

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

<https://sweet-home.co.uk/>

Council Tax Band

E

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               |           |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| Scotland                                    | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

