

FREEHOLD



Flat - Purpose Built (EPC Rating: )

## 3 BRUCE STREET, COATBRIDGE, ML5 2AL

Offers over

# £104,995

### FEATURES

- Ground floor cottage flat
- Front and back garden
- Two double bedrooms
- Ample storage space
- Sought after location
- Driveway for parking
- Modern bathroom and kitchen
- Walk-in condition



**SWEET  
HOME**



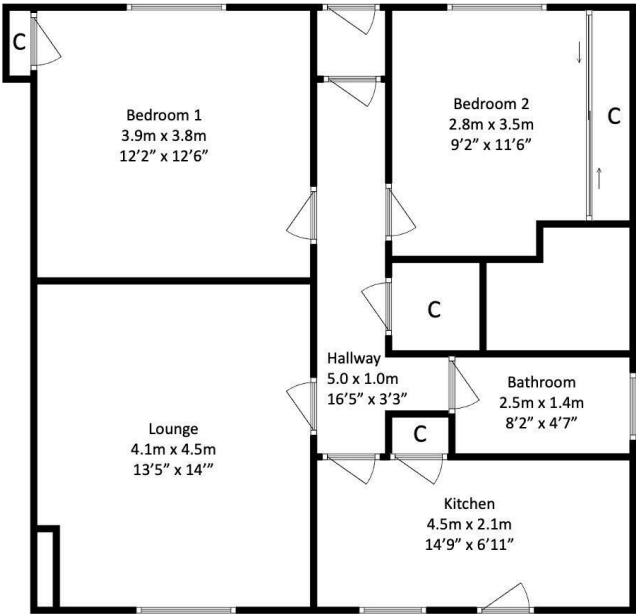
# 2 Bedroom Flat - Purpose Built located in Coatbridge

\*\*\*CLOSING DATE SET - Friday 9th January @ 12 noon\*\*\*

Caroline Morrison of Sweet Home Scotland is proud to bring to the market this charming ground floor cottage flat in Bruce Street, Coatbridge. Built in 1940, the property has been well-maintained and is presented in walk-in condition, making it an ideal choice for those seeking a comfortable home.

This residence features two spacious double bedrooms, providing ample space for relaxation and rest. The modern bathroom and kitchen are thoughtfully designed, with the kitchen offering convenient access to the rear garden, perfect for enjoying al fresco dining or simply unwinding in a tranquil outdoor setting.

The property boasts a welcoming hall that connects all rooms, ensuring a seamless flow throughout the home. The reception room is a lovely space for entertaining guests or enjoying quiet evenings in. Additionally, the property benefits from generous storage options, catering to all your organisational needs.



Call us on

07717504350

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

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

Council Tax Band

B

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.

