

FREEHOLD



Flat - Purpose Built (EPC Rating: C)

62 NEWLANDS STREET, COATBRIDGE, ML5 4BQ

Offers over

£109,995

FEATURES

- 3 spacious bedrooms
- Family bathroom
- EV charging point
- Close to local shops
- Ground floor flat
- Private Driveway
- Additional rear parking available
- Near schools and parks



**SWEET
HOME**



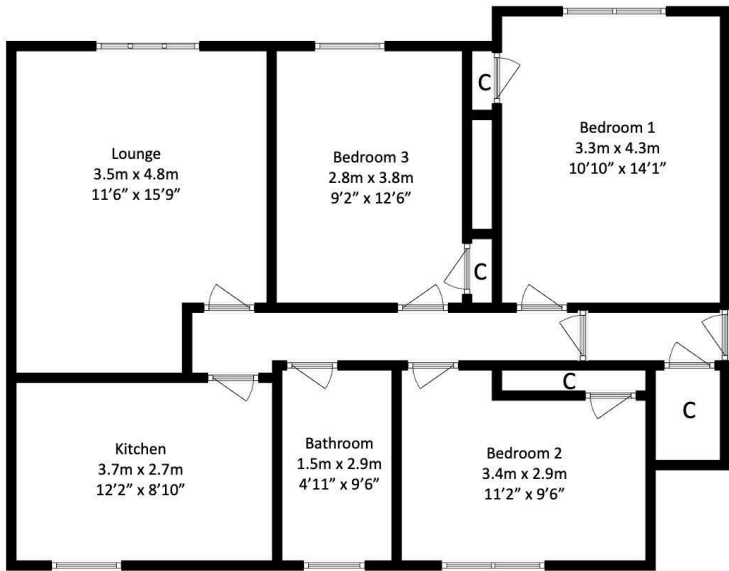
3 Bedroom Flat - Purpose Built located in Coatbridge

Caroline Morrison of Sweet Home Scotland Welcomes you to this fantastic three-bedroom ground floor flat located on Newlands Street in the sought-after Barrowfield area of Coatbridge. This property boasts a well-designed layout, featuring a welcoming hall with a convenient cupboard that provides access to all rooms, ensuring a seamless flow throughout the home.

The spacious lounge is perfect for relaxation and entertaining, while the kitchen offers a functional space for culinary pursuits. Each of the three bedrooms is generously sized, making this flat ideal for families or those seeking extra space. The family bathroom is well-appointed, catering to all your needs.

Outside, the property benefits from a driveway at the front, complete with an electric vehicle charging point, as well as additional parking at the rear. This thoughtful feature adds convenience for modern living.

Situated in a vibrant community, this home is just a stone's throw away from local shops and schools, making it an excellent choice for families. The flat is also within easy walking distance of Coatbridge town centre, where you can find a variety of amenities. For those who commute, local train and bus routes are readily accessible, and the M8 motorway can be reached in just a few



Call us on
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<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	72	78
(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.

