

property details **approval form**

50 Dunbar Avenue, Coatbridge, Lanarkshire, Scotland, ML5 5QL

Date: 30 July 2024

Property Ref and Version: SHA111141 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £112,000

Tenure: Freehold

>> **key features**

- > Immaculate Upper Cottage Flat
- > Bright & Spacious Lounge
- > Beautiful Modern Fitted Kitchen
- > Three Double Bedrooms
- > Stylish Four Piece Bathroom & En Suite W.C.
- > Private Driveway & Rear Garden
- > GCH & DG
- > Early Viewings Essential
- > EPC Rating: B

>> **short description**

Immaculate and spacious upper cottage flat occupying a prime position within this ever desirable locale.

Agents highly advise early internal viewings to avoid disappointment.

>> **long description**

Allen and Harris are delighted to present to the market this immaculate upper cottage flat set within an ever desirable pocket of Coatbridge.

Presented to the market in true walk in condition throughout this property is a credit to the current owners and is sure to impress all who view, therefore agents advise early internal viewings to fully appreciate the size, style and quality of accommodation available at this fantastic asking price.

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Internally the property has accommodation comprising of an entrance hallway with staircase that leads to all apartments including a bright front facing dining sized lounge, a stunning modern fitted breakfasting sized kitchen, three generous sized double bedrooms and a stylish modern fitted four piece bathroom finished with full wall tiling and ceiling spotlights.

In addition the property is further enhanced by a system of gas central heating, refitted double glazed windows, well maintained private rear garden and driveway. Particular features of the fantastic flat are the fitted solar panels and the en suite w.c. located in bedroom one as well as the summer house located in the rear garden.

The ever popular area of Kirkwood in Coatbridge is situated close to all local amenities, Primary and Secondary Schooling, train station and local bus routes and is a short distance from Coatbridge Town Centre with excellent links to the M8 Motorway for both Glasgow and Edinburgh City Centres.

>> **directions**

>> **Agent Note**

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>> **room description**

Reception Hallway

Lounge

18' 7" Into Recess x 12' 3" (5.66m Into Recess x 3.73m)

Kitchen

12' 2" x 9' 6" (3.71m x 2.90m)

Bedroom One

12' 5" x 10' (3.78m x 3.05m)

Bedroom Two

15' 5" Into Recess x 11' (4.70m Into Recess x 3.35m)

Bedroom Three

12' 6" x 9' 2" (3.81m x 2.79m)

Bathroom

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T 0141 649 9011 E Shawlands@allenandharris.co.uk

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
Martin Ward		
Mrs J.I. Mahon		

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