



## 37 Mosspark Road, Coatbridge, ML5 2HG

Offers Over £90,000

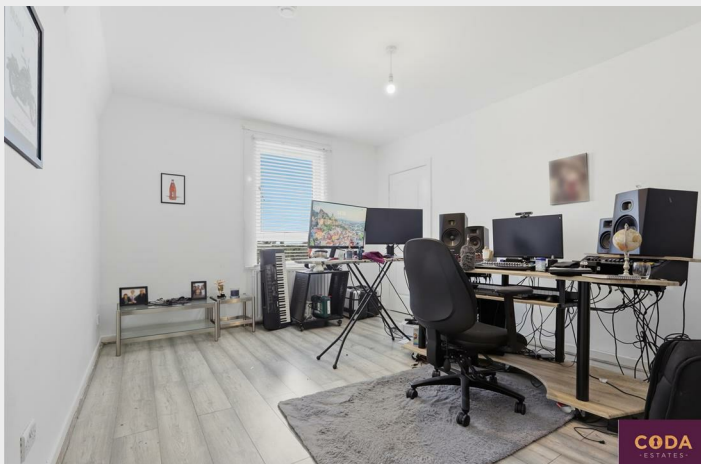
- Spacious two-bedroom upper cottage flat
- Bright and generously sized lounge with ample dining space
- Stylish three-piece family bathroom
- Private off-street parking for added convenience
- Conveniently located close to local amenities, schools and excellent transport links
- Brand new contemporary fitted kitchen with modern finishes
- Two well-proportioned double bedrooms
- Extensive garden space, ideal for outdoor entertaining
- Gas central heating and double glazing throughout
- Energy efficiency rating - C

# 37 Mosspark Road, Coatbridge ML5 2HG

Offering exceptional value for money, this spacious two-bedroom upper cottage flat provides generous, well-proportioned accommodation throughout, making it an ideal choice for first-time buyers, downsizers and buy-to-let investors



Council Tax Band: B



Situated within a popular residential pocket of Coatbridge, this spacious two-bedroom upper cottage flat offers generous accommodation, a substantial garden and the added benefit of off-street parking, making it an excellent opportunity for a wide range of buyers.

Internally, the property extends to approximately 743 sq ft and is presented in move-in condition. The accommodation comprises a welcoming entrance hallway with staircase leading to the upper level, a bright and spacious lounge with ample space for both living and dining furniture, and a new fitted high spec kitchen offering integrated appliances, excellent storage and worktop space.

There are two well-proportioned double bedrooms, with the principal bedroom offering generous floor space and the second bedroom ideal as a guest room, child's bedroom or home office. Completing the accommodation is a modern family bathroom fitted with a three-piece bath suite and overhead shower.

Externally, the property enjoys a standout feature in the form of a large garden, providing fantastic outdoor space for relaxing, entertaining or family use. In addition, there is convenient off-street parking.

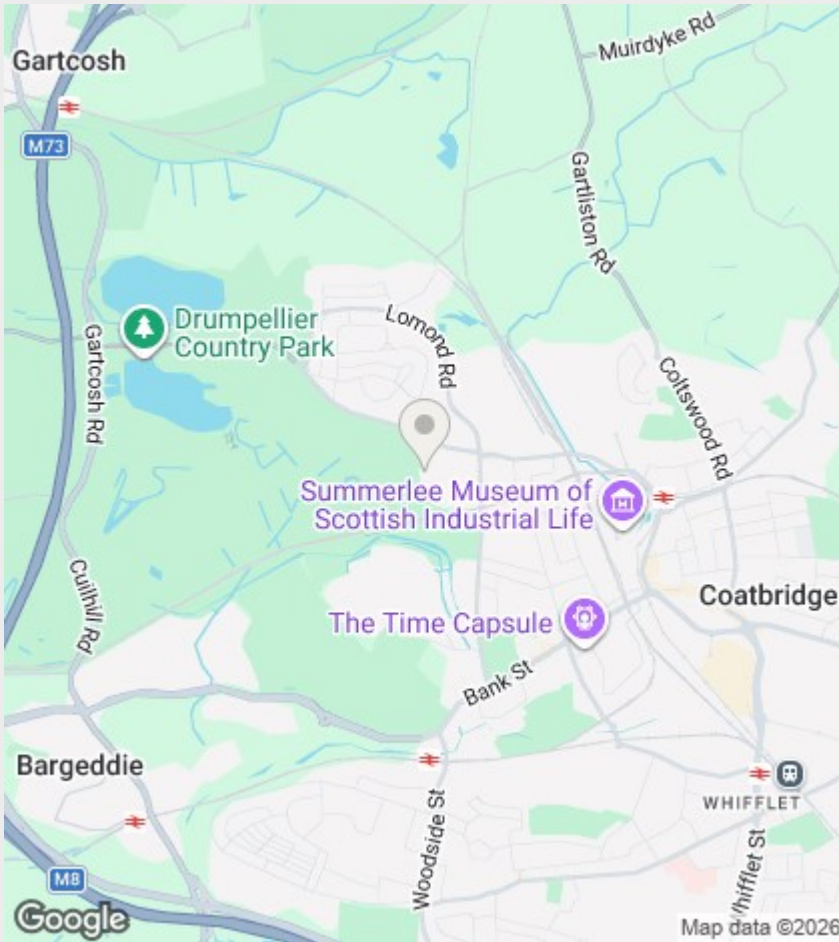
Mosspark Road is ideally located for access to Coatbridge town centre, offering a wide range of local amenities including supermarkets, schools, cafés and leisure facilities. Excellent transport links are available nearby, with easy access to both road and rail networks, making commuting to Glasgow and the surrounding areas straightforward.

This attractive upper cottage flat combines spacious accommodation, excellent outdoor space and a convenient location, making early viewing highly recommended.

Council Tax: North Lanarkshire Band B  
Home Report: Available upon request.  
EER: C

Viewings strictly by appointment

If you are interested in viewing this property please contact our offices direct on 0141 775 1050. Property to sell? One of our expert team would be happy to provide you with a free valuation and we can discuss our selection of professional selling packages.



## Directions

## Viewings

Viewings by arrangement only. Call 01417751050 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

