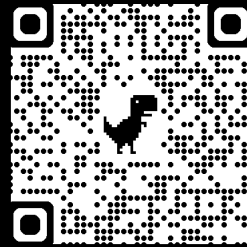


FOR SALE

OFFERS OVER
£105,000



Scan for more information



Coatbridge

Cecil Street
ML5 4AJ

Council Band B

2 BEDROOM GROUND FLAT

Ground Floor Flat | Two Bedrooms | Modern Kitchen | Contemporary Shower Room | Private

Front and Rear Gardens | Gas Central Heating | Double Glazing | Spacious and Well

Maintained | EPC - C



Arrange a viewing: 01555 661435
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Cecil Street, Coatbridge

Located within a popular residential area of Coatbridge, this well-presented two-bedroom ground floor four-in-a-block ex-local authority flat offers spacious accommodation, private gardens and is ideal for first-time buyers, downsizers or investors. The property benefits from gas central heating, full double glazing and has been well maintained throughout, with many internal walls recently re-plastered. EPC - C.

The property is accessed from the street via a short flight of steps and communal pathway leading to a modern uPVC entrance door. The front garden is mainly laid to lawn with woodchip borders, shrubs and a paved pathway.

The entrance hallway features oak-effect laminate flooring and provides access to the main hallway, shower room and two storage cupboards, one housing the combi boiler.



The modern shower room is fitted with a WC, wash hand basin with storage, corner shower enclosure, splash-panelled walls, tile-effect laminate flooring, chrome heated towel rail and an obscure side-facing window.

The main hallway, finished with grey carpet, leads to all apartments.

The bright front-facing lounge enjoys a large window overlooking the front garden and features neutral décor with a stylish feature wall. The electrical consumer unit is located within this room.

The modern galley kitchen is fitted with cream shaker-style wall and base units, tiled splashbacks and integrated appliances including a four-ring hob, oven, microwave, fridge, freezer and washing machine. A stainless steel and glass extractor hood sits above the hob, while a front-facing window provides excellent natural light.



Both bedrooms are generous doubles overlooking the private rear garden. The principal bedroom benefits from a fitted quadruple wardrobe. Bedroom two is currently utilised as a dining room, demonstrating the flexibility of the accommodation.

The private rear garden is beautifully maintained and mainly laid to lawn with a decked seating area and a modern storage shed. Timber fencing and a mature Leylandii hedge provide privacy, with a brick wall forming the rear boundary.

Coatbridge offers a wide range of local amenities, schooling, supermarkets and excellent transport links, including nearby rail stations and easy access to the M8 motorway, making it an ideal location for commuters.



Entrance Hallway – 1.18m x 2.27m

Main Hallway – 3.93m x 1.06m

Living Room – 3.81m x 4.22m

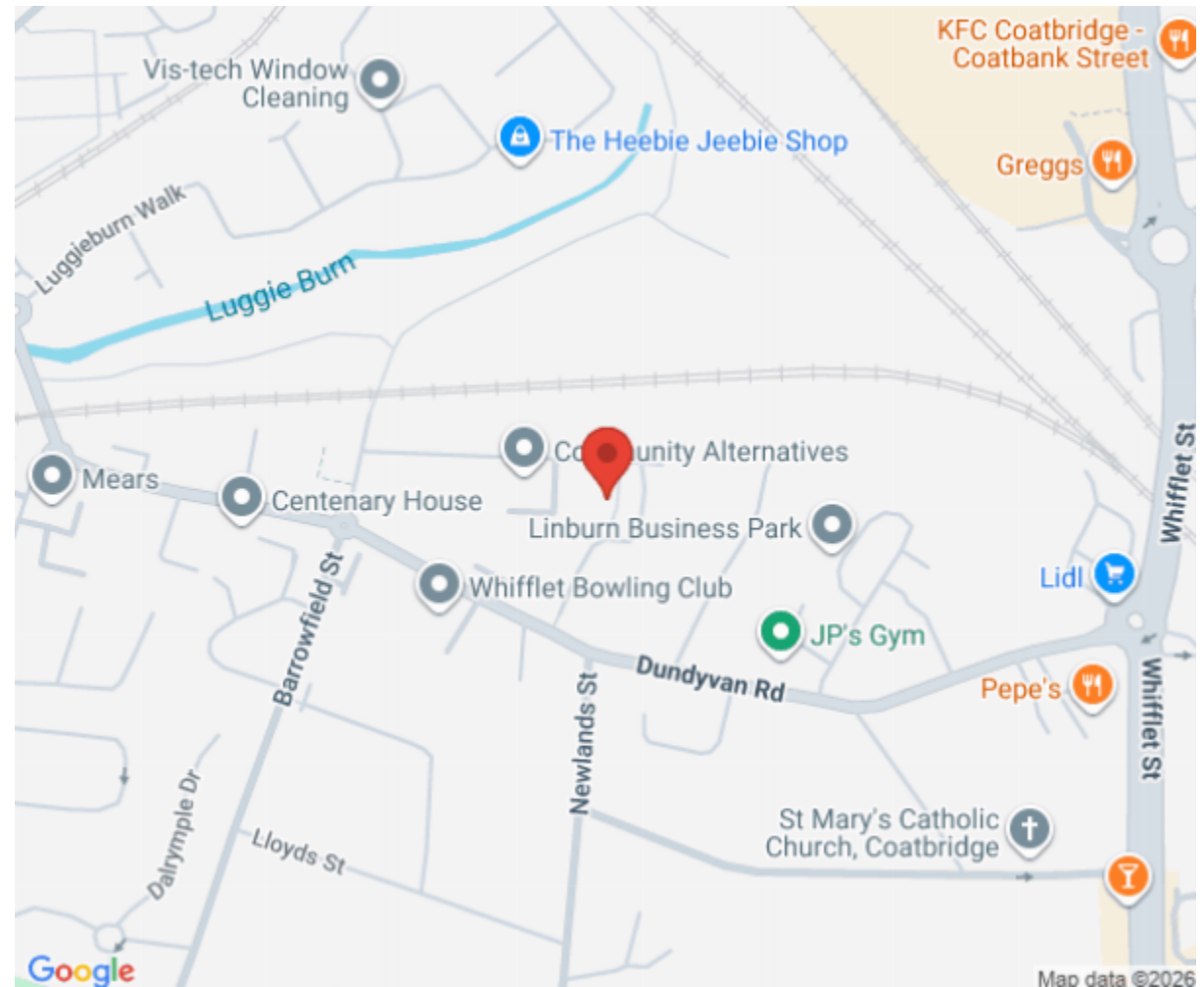
Kitchen - 3.04m x 2.08m

Primary Bedroom – 4.10m x 3.04m

Bedroom Two – 2.88m x 3.04m

Shower Room – 1.79m x 1.78m

(All at longest points)



 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

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Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.