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Arnott Drive  
Coatbridge  
ML5 4DL

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# Offers Over £72,500

A well-proportioned upper cottage flat in a quiet residential street in popular Coatbridge.



This traditionally built home provides a modern kitchen and bathroom and fine views to the north from the living room.



**Home Report Valuation  
£75,000**

Council Tax Band B

EPC Rating C



At the top of the stairs is the bathroom, with a white suite and shower over the bath. A further short run of stairs takes you into the main hallway, off which are all the other rooms.



The living room is large and bright, offering space for a variety of furniture layouts. The stylish kitchen offers sleek white wall and base units and wood-effect worktops, with an electric hob and oven, plus free-standing washing machine and fridge-freezer.

Both bedrooms are generous double rooms, with the smaller room further benefitting from a cupboard over the stairs.

The flat is neutrally decorated throughout.

Externally there are gardens to the side and rear and use of a shared drying green.

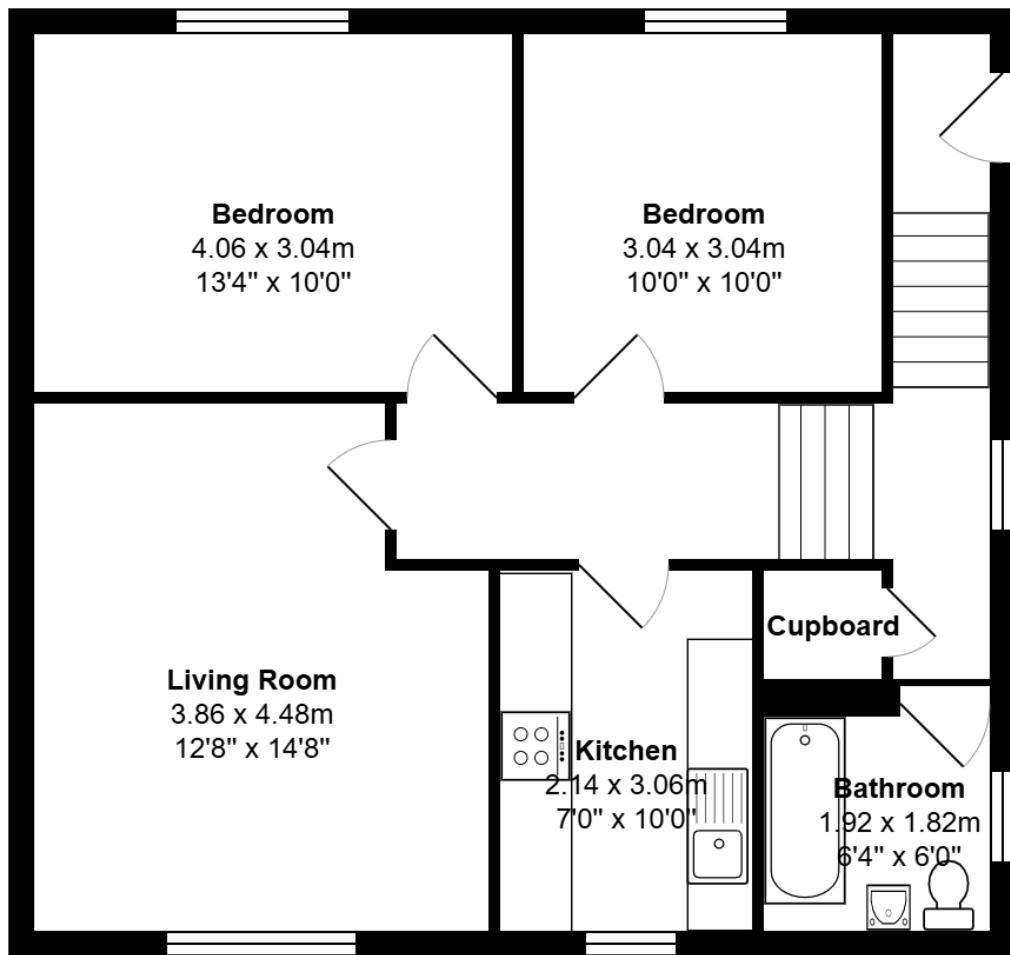
Viewing is highly recommended.

EPC Rating C  
Council Tax Band B



## Vendor Comments

*This has been a great flat offering lots of space and easy access to shops, as well as being handy for the main road towards Glasgow.*



## Location

Arnott Drive enjoys a central location for Coatbridge's many amenities including shops, bars and restaurants. Whifflet Train station is within walking distance, as are schools at both primary and secondary level. Coatbridge also offers easy access to the M8 motorway, giving fast links to destinations across the central belt and beyond.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

