



AMARCO Estates welcomes to the market this stunning 2 bedroom end terrace family home with floored attic space. This property is not to be missed!

What's not to love in this exceptional family home? Presented in walk in condition throughout this property would be ideal for growing families or those looking for an extra bit of space.

On entering this property, a bright entrance hall takes you to fresh modern lounge which seamlessly flows to a large space suitable for dining options.

To the rear of the property, you will find the modern and well-equipped kitchen. This space seamlessly integrates functionality and style, making it a joy for any home chef. The kitchen offers ample storage space, work surfaces, and a door leading to the large garden, allowing for easy outdoor dining and entertaining.

Heading upstairs, you will find the two bedrooms that this property has to offer. The master double bedroom provides a private retreat for the homeowners. The remaining bedroom which is also generously sized, offers plenty of space for a children's room, guest accommodation, or even a home office. Additionally, a family bathroom is conveniently located on this floor, providing all the essentials for a comfortable and convenient lifestyle.

It doesn't end there; this property also benefits from a massive, carpeted attic space complete with Velux window. This expansive mixed-use

space is sure to wow the discerning buyer.

Step outside to discover the delightful exterior spaces of this property. The paved driveway offers ample parking space ensuring that coming home is always stress-free. The rear garden is a hidden gem, whether it's a summer BBQ, gardening activities, or simply enjoying some fresh air, this space is sure to enhance your lifestyle.

Coatbridge Town Centre provides an array of bars, shops, restaurants and many leisure facilities. The property is located close to highly rated primary and secondary schools, and for those commuting by public transport there are regular bus and train services from Kirkwood or Whifflet to the surrounding towns and cities. For those commuting by car, the M8 and M74 motorways are easily accessed, providing connections throughout the central belt.



TOTAL: 94 m²
BELOW GROUND: 41 m², FLOOR: 27.41 m², FLOOR 3: 8 m²
EXCLUDED AREAS: BAY WINDOW: 1 m², LOW CEILING: 8 m²

Floor Plan Created By Cobitara App. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Present
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(A+ plus)	A	(A+)	A
(A+)	B	(B)	B
(B+)	C	(C)	C
(B)	D	(D)	D
(B-)	E	(E)	E
(C+)	F	(F)	F
(C)	G	(G)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Scotland		Scotland	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	