



paulfoxproperties



**OFFERS OVER £63,000**

## **MUIRYHALL STREET, COATBRIDGE**

Paul Fox Properties presents a great opportunity for the first time buyer / buy to let investor to purchase this two bedroom top floor flat situated in the popular central area of Coatbridge.

The accommodation comprises of entrance hall, lounge and kitchen, two bedrooms and bathroom.

The property benefits from electric heating and double glazing. Communal gardens to rear. Secure entry system and resident parking.

Local amenities include excellent bus and train links, sport facilities, shopping areas, good nursery, primary and secondary schools are available close by.

Easy access to motorway networks including M74, M73, and M8.

## **Kitchen 7'5" x 5'11"**

Entering via white wood door into laminate floored kitchen which benefits from eight light wood wall and floor units. Stainless steel sink with mixer tap. Worktops and tiled splashback. Free standing cooker. Double window to front . Centre ceiling spotlights. One single and two double socket points. Plumbed for washing machine.



## **Entrance Hall**

Access is beyond white wood door into laminate floored entrance hall. Two centre ceiling lights. One double socket point. Two storage cupboards.

## **Lounge 13'3" x 10'9"**

Entering via white wood door into laminate floored lounge with triple window to front. Double radiator. Centre ceiling light. Two double and two single socket points plus cable, telephone and external aerial points.



### **Bedroom 1** 12'1" x 9'2"

Entering via wooden door into bedroom with single window to rear. Centre ceiling light. Single radiator. Two single socket points. Mirrored wardrobes.



### **Bedroom 2** 12'2" x 10'4"

Entering via white wood door into bedroom with double window to rear. Centre ceiling light. Single radiator. Two single socket points. Mirrored wardrobes.

### **Bathroom** 6'11' x 5'8'

Entering via grey wood door into vinyl floored bathroom which benefits from a three piece white suite with electric shower. Centre ceiling light.

### **Gardens**

Communal rear garden has shrubs, trees and borders. Residents parking.

### **Extras**

Included in the sale are all fixtures and fittings.

### **Glazing / Heating**

The property benefits from double glazing and electric heating.

### **Council Tax**

Band "C"

HOME REPORT AVAILABLE

**Offers over £63,000 are invited.**





**Viewing** By appointment through Paul Fox Properties

**Contact** Paul Fox

**Ref. No.** PFP1519

55 Hamilton Road, Bellshill, ML4 1AG

Tel: 01698 749840

e-mail: [info@paulfoxproperties.co.uk](mailto:info@paulfoxproperties.co.uk)

Web: [www.paulfoxproperties.co.uk](http://www.paulfoxproperties.co.uk)

This schedule does not constitute a report on the condition of the property and all area and room measurements are approximate only.