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**OFFERS OVER £115,000**  
**ST. MARTINS GATE, COATBRIDGE**

A fabulous opportunity to purchase this two bedroom end terrace villa situated in the popular area of Coathill in Coatbridge.

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

The property also benefits from gas central heating and double glazing.

Driveway to front and enclosed garden to rear.

Local amenities include shopping areas, sporting facilities, nursery, primary and secondary schools. Easy access to motorway networks including M74 and M8.



### **Kitchen/ Dining 16'4" x 7'11"**

Enter downstairs into laminate tile floored kitchen/diner which benefits from nine wall and floor units. Integrated oven, hob and hood. White sink with mixer tap. Worktops and tiled splashback. One single radiator. Single window to rear. Two centre ceiling lights. Four double socket points. Plumbing for washing machine. Patio door to rear.

### **Entrance Hallway**

Access is beyond white UVPC door into wood floor entrance hall. Centre ceiling light. Single radiator. One double socket point.

### **WC**

Entering via 2 panel white wood door into laminate floored WC with single frosted window to rear. Centre ceiling light. Single radiator.

### **Upper Landing**

Carpeted upper landing gives access to two bedrooms, bathroom and loft. Centre ceiling light. One single socket point. Storage cupboard.

### **Lounge 16'6" x 12'3"**

Entering via glass panel wood grain door into wood floored lounge with double window to front. One double radiator. Centre ceiling light. Three double socket points plus telephone and external aerial points. Storage cupboard.



**Bedroom 1** 11'3" x 8'8"

Entering via two panel wood grain door into laminate floored bedroom with double and single windows to front. One single radiator. Centre ceiling light. Three double socket points plus telephone and TV point. Mirrored wardrobes.



**Bedroom 2** 9'11" x 9'4"

Entering via two panel wood grain door into laminate floored bedroom with double window to rear. Centre ceiling light. Three double socket points. One single radiator. Mirrored wardrobes.

**Bathroom** 6'2" x 6'1"

Entering via two panel wood grain door into tiled floored bathroom which benefits from a three piece white suite with electric shower. Centre ceiling light. Chrome ladder radiator. Shaver point. Single frosted window to rear.

**Gardens**

Front garden is laid to lawn with mono block driveway for two cars. Enclosed rear garden with patio area and synthetic grass.

**Extras**

Included in the sale are all fixtures & fittings.

**Heating and Glazing**

The property benefits from gas central heating and double glazing.

**Council Tax**

Band "C"

**Offers over £120,000 are invited**

HOME REPORT AVAILABLE





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**Viewing** By appointment through Paul Fox Properties

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