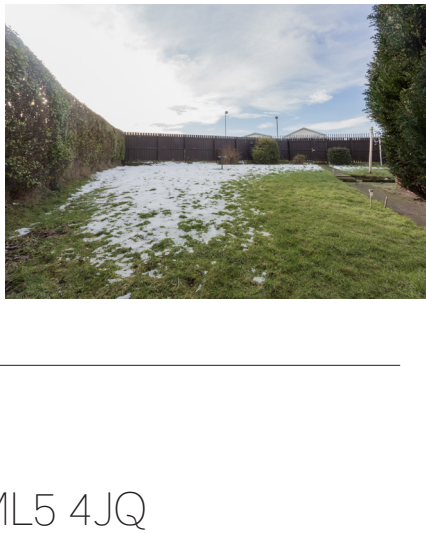
# Well-presented end-terrace villa

## On a large plot close to local amenities









# 42 Elgin Place

## Coatbridge, North Lanarkshire, ML5 4JQ

Scan Here!

2 BED

1 SHOWER

LARGE GARDEN

ENERGY D EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
01698 537 177
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available







## Bedrooms & Shower Room

















Spacious lounge/diner





# 42 Elgin Place

The property is well placed for both Coatbridge and Airdrie town centres and a full choice of amenities including shops, bars, restaurants, sports and recreational facilities, Monklands hospital and a choice of excellent primary and secondary schools.

There is a surrounding comprehensive motorway network giving swift commuting access to all major towns and cities in Scotland and the south and Whifflet railway station is only a 10 minute walk and gives access to surrounding area.

We are delighted to offer to the market this attractive two bedroom, end-terrace villa set within the popular residential area of Coatbridge. The property would be an ideal purchase for a young couple or family and offers good sized accommodation and is presented to the market in good condition. The house has been designed to maximize the natural available light to create a modern and spacious ambiance.

Internally, the accommodation extends to: Entrance hall with door opening into a bright and spacious lounge/diner with double aspect windows which flood the room with natural light. A fully fitted kitchen, with a selection of wall and base units, oven, hob and hood is sure to appeal to aspiring chefs! Access can be gained to the rear garden from this area.

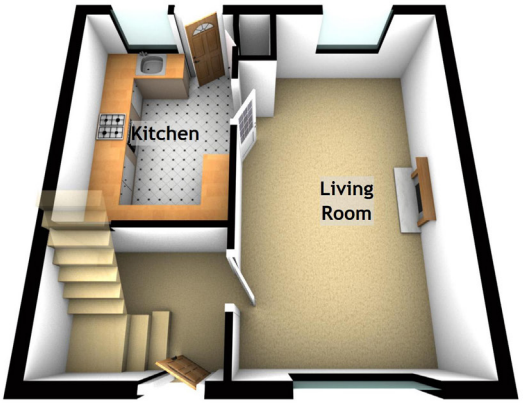
Upstairs, there is a good sized landing area. There are two double bedrooms with the master having fitted wardrobes.

The shower room is also accessed off the upper landing.

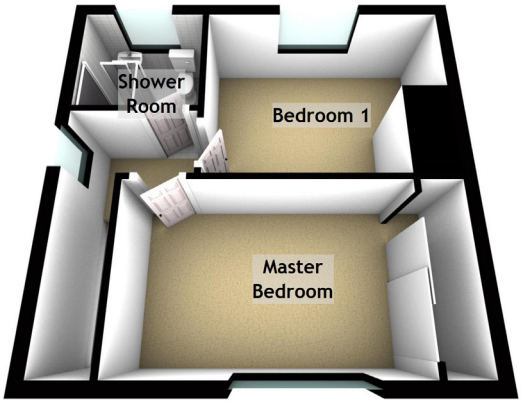
Further benefits of the property include gas central heating and double glazing.

The outside space includes a well-tended front garden and a large low maintenance rear garden with shed.

## Ground Floor




## First Floor




## APPROXIMATE DIMENSIONS

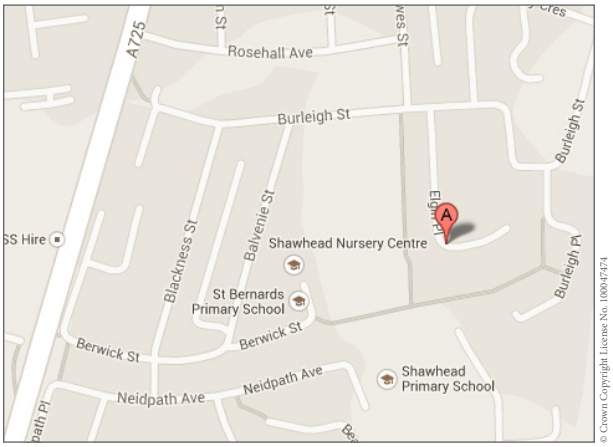
(Taken from the widest point)

| | |
|---|---|
| Living Room | 5.50m (18'1") x 3.20m (10'6") |
| Kitchen | 3.50m (11'6") x 2.40m (7'10") |
| Master Bedroom | 4.10m (13'5") x 2.60m (8'6") |
| Bedroom 1 | 3.70m (12'2") x 2.80m (9'2") |
| Shower Room | 1.70m (5'7") x 1.70m (5'7") |

## EXTRAS

(Included in the sale)

All fitted carpets and floor coverings.





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## Part Exchange

**If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.**


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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

**Disclaimer** - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
**SCOTT YULE**
Surveyor



Professional photography
**GARY CORKELL**
Photographer



Layout graphics and design
**REBECCA DALE**
Senior Designer