




McEwan Fraser Legal
Solicitors & Estate Agents
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35 Langloan Street
COATBRIDGE, ML5 1HH



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Langloan Street in Coatbridge is a great place to live and commute from. The transport links by bus and rail are frequent and it's a mere ten minute walk to Coatbridge town centre and retail park. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools and amenities within easy reach, making it a very popular place to call home.

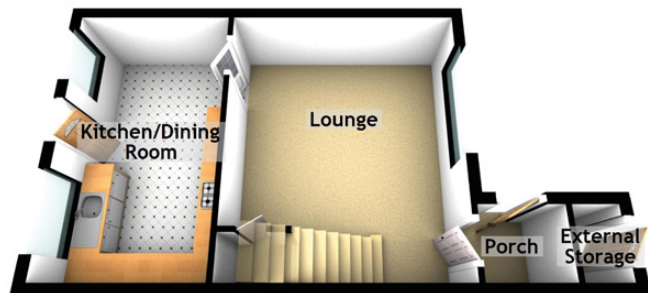
We are delighted to offer to the market this perfect two bedroom terraced home, set in a popular location with the added benefit of being in fairly close proximity to the heart of Coatbridge town centre and all the amenities it provides.

Accommodation comprises; a welcoming vestibule entrance, leading to a bright and airy lounge. The kitchen/diner is perfect for the home, finished in light wood fitted units with a cooker and integrated dishwasher. There is space for a washing machine and fridge freezer along with a welcome dining area. It's the perfect place for the family to get together around meal times. The tiled bathroom is fresh and bright with a white suite and an electric shower over the bath, ensuring there's always lots of instant hot water for long refreshing showers. There are two good sized bedrooms in this lovely home, both are doubles and have built in mirrored wardrobes that help bounce the light around, they also both have space for freestanding furniture. To help ensure the apartment is always clutter free, there's a handy storage/linen cupboard off the upper hallway. The home is kept warm and comfortable via the double glazing and gas central heating.

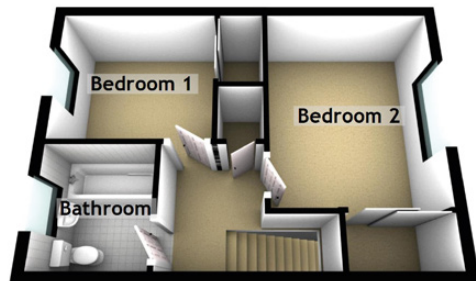
There is a low maintenance and secure back garden with a patio area, offering a great garden that's just perfect for kids and pets. There is also handy off-street parking to the front in the form of a driveway. The loft, front storage area and rear shed all provide useful extra storage space.

This is a property that has really been enjoyed by the current owners and it now offers a great starter home for any young couple or small family. Early viewing is strongly advised for 'canny' buy-to-let investors, young families or first-time buyers looking for a great place to call 'our home'.

Ground Floor



First Floor



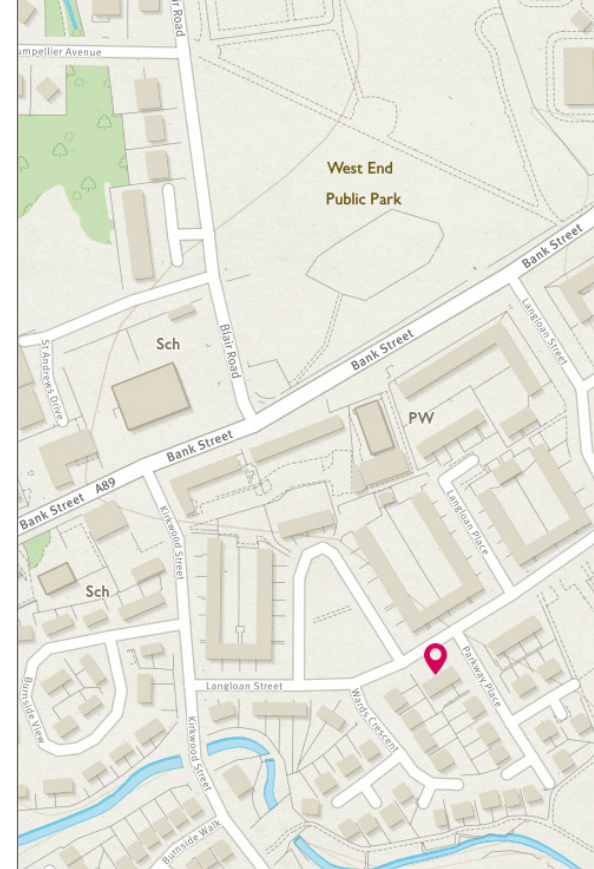
Details

Approximate Dimensions
(Taken from the widest point)

Lounge	4.00m (13'1") x 3.80m (12'6")
Kitchen/Dining Room	4.70m (15'5") x 2.70m (8'10")
Bedroom 1	2.85m (9'4") x 2.50m (8'2")
Bedroom 2	3.70m (12'2") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 1.90m (6'3")

Gross internal floor area (m²) - 66m²

EPC Rating - C



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Part
Exchange
Available

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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. 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 brochure 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
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