

FREEHOLD



Flat - Purpose Built (EPC Rating: C)

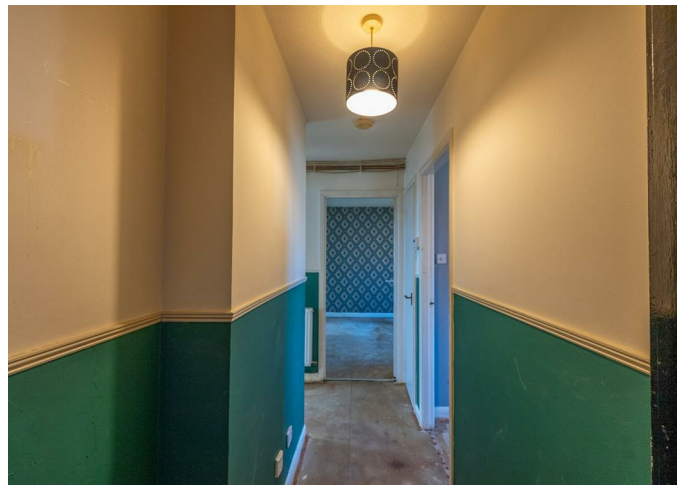
12 MUIRYHALL STREET, COATBRIDGE, ML5 3EX

Offers over

£69,495

FEATURES

- 2-bedroom 2nd floor flat
- Central Coatbridge location
- Ideal for first-time buyers
- Perfect for investors
- Ready for personal touch
- Viewing recommended
- Close to local amenities



**SWEET
HOME**



2 Bedroom Flat - Purpose Built located in Coatbridge

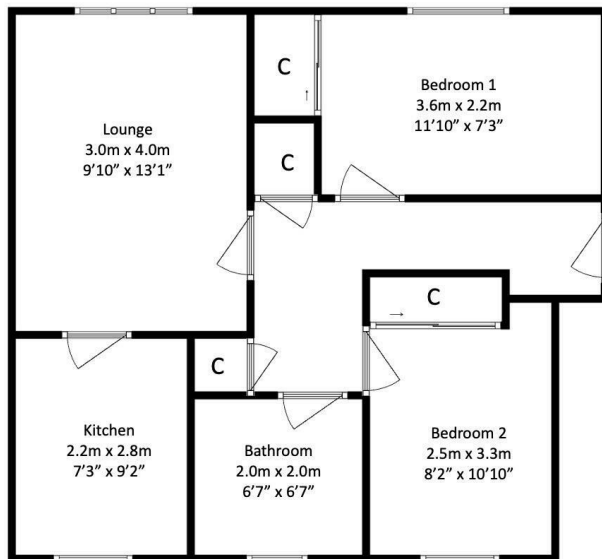
Caroline Morrison of Sweet Home Scotland presents this two-bedroom flat nestled in the heart of Coatbridge on Muirhall Street, which offers an excellent opportunity for first-time buyers and savvy investors alike.

The property consists of a lounge, kitchen which is ready for your personal touch, allowing you to create a haven that suits your lifestyle.

The flat features two bedrooms, ideal for restful nights or as versatile spaces for guests or a home office. A bathroom completes the layout, ensuring functionality and ease of use.

This purpose-built flat is situated in a central location, providing easy access to local amenities, transport links, and the vibrant community that Coatbridge has to offer. With the potential to personalise and enhance the space, this property is a blank canvas awaiting your creative vision.

Whether you are looking to make your first step onto the property ladder or seeking an investment opportunity, this charming flat on Muirhall Street is not to be missed. Embrace the chance to make it your own.



Call us on

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sales@sweet-home.co.uk

<https://sweet-home.co.uk/>

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

