



## 15 Oak Place, Coatbridge, North Lanarkshire, ML5 4QT

Spacious & Well Presented, Three Bedroom, Upper Villa

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# Property Description

Spacious and well presented, flexible three-bedroom, upper villa with private gardens. Set in a quiet residential cul-de-sac, located in Coatbridge, to the East of Glasgow.

Comprises an entrance stairway, hall, living/dining room, kitchen, three bedrooms and a bathroom.

Features include good room sizes, double glazing, gas central heating, a fitted kitchen and TV and telephone points. A partially floored attic offers superb storage space with eaves cupboards and a Velux-style window or a potential fourth bedroom (subject to any necessary permissions).

Externally the property benefits from a rear and side garden, with a timber shed and greenhouse, and ample on-street parking to the front and on the surrounding streets.

The ground floor entrance stairway leads up to the hall which has carpeted flooring and serves each room on the first floor. Set to the front, the light and spacious living/dining room features a living flame gas fire set in a decorative surround, carpeting and ample space for lounge and dining furniture. The kitchen is fitted with contemporary wall and base units with stone effect worktops, a stainless steel sink, with appliances including a freestanding electric cooker, fridge/freezer, washing machine, tumble dryer and dishwasher.

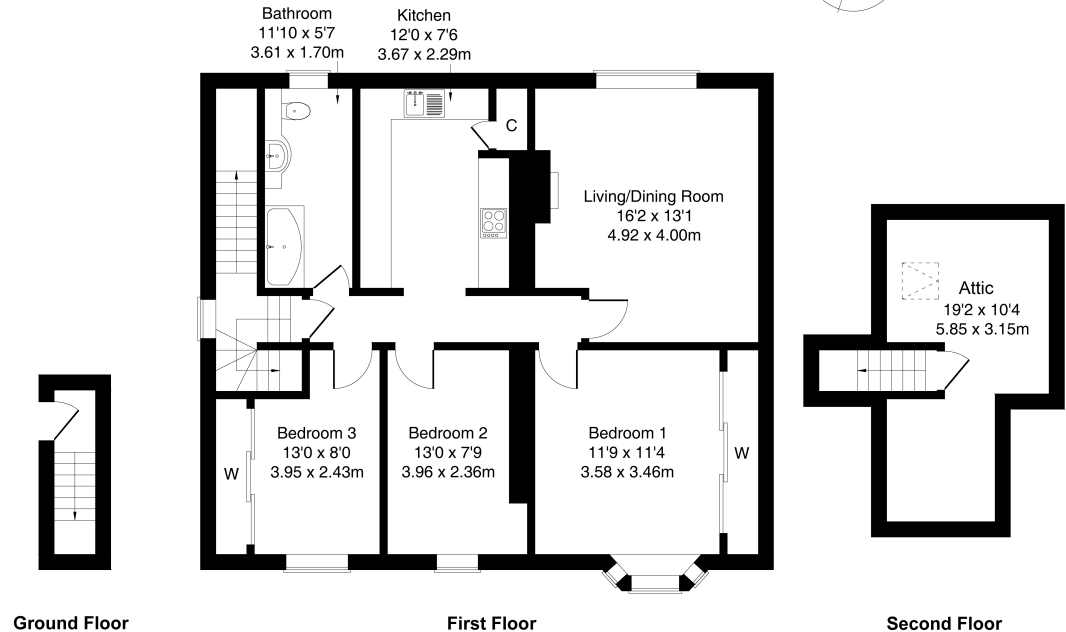
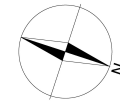
Bedroom one is generously sized, featuring a fitted wardrobe with sliding doors, and a large bay window, whilst bedrooms two and three are also to the front of the property, similarly well finished, and with space for freestanding bedroom furniture. Completing the accommodation, the bathroom is fitted with a modern white suite, a mains over-bath shower, modern panel splash walls and a chromed ladder radiator.

A 360 Virtual Tour is available online.



**15 Oak Place, Coatbridge, ML5 4QT**

Approximate Gross Internal Area: (1237 sq ft - 115 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Coatbridge lies approximately 8.5 miles east of Glasgow city centre, forming part of the Greater Glasgow urban area. There is also a varied range of shopping centres, large retail parks, restaurants, bars and night life in the greater area, together with a cinema, leisure and sports centres, parks, golf courses, plus the Time

Capsule Leisure Centre and Summerlee Scottish Museum of Industrial Heritage. Superb transport links include the M74 and M8 for travel to Edinburgh and Glasgow, whilst there is public transport services available, including several rail stations within easy access.









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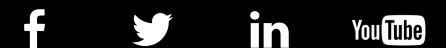
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