Fred.

ESTATE AGENTS

18 Albany Street

Blairhill, Coatbridge
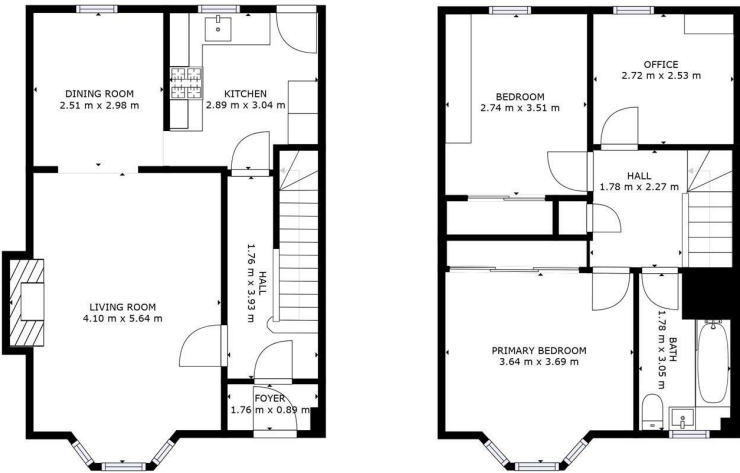
Offers over £199,995

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Situated within the sought after area of Blairhill and presented to the market in impeccable condition throughout, is this stunning three bedroom property. The property has been tastefully finished with contemporary decor and high end fixtures and fittings.

As you enter the property, you are instantly impressed with the quality of finish. The lounge area is a beautifully presented space which features a large bay windows flooding the room with natural light. At the far end of the lounge there is an open plan dining area. The kitchen if finished to a high standard and provides integrated appliances.

Upstairs the property offers three bedrooms, of which the larger two provide fitted wardrobes. The stylish family bathroom is finished with quality wall and floor tiling. The generously sized garden offers a large patio area to the side and rear of the property.

Blairhill is a highly sought after area of Coatbridge. There are a number of highly rated Primary and Secondary Schools in the area. The town offers excellent rail and bus links as well as providing convenient access to the M8. Coatbridge also offers a great selection of restaurants, bars, retail parks and sporting facilities.

FLOOR 1

DINING ROOM 2.51 m x 2.98 m
KITCHEN 2.89 m x 3.04 m
HALL 1.76 m x 3.93 m
LIVING ROOM 4.10 m x 5.64 m
FOYER 1.76 m x 0.89 m

FLOOR 2

OFFICE 2.72 m x 2.53 m
BEDROOM 2.74 m x 3.51 m
HALL 1.78 m x 2.27 m
BATH 1.78 m x 3.05 m
PRIMARY BEDROOM 3.64 m x 3.69 m

GROSS INTERNAL AREA
FLOOR 1: 47 m2, FLOOR 2: 46 m2
TOTAL: 93 m2
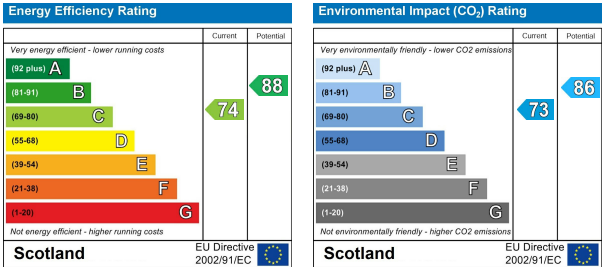SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 74

Scotland — EU Directive 2002/91/EC

Environmental Impact (CO2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

Current: 73

Scotland — EU Directive 2002/91/EC

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