

58 Calder Street

COATBRIDGE, NORTH LANARKSHIRE, ML5 4EX



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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We are delighted to bring to the market this lovely three-bedroom detached home, set in a popular area with easy access to great amenities. This unique converted barn is brimming with character and originality and the property makes a perfect location for any young couple or small family to call home. Presented in great condition and offering a plethora of free-flowing space it's an ideal place to come home to.

The accommodation comprises of a spacious lounge which given its shape would suit a range of furniture configurations. The bright room benefits from double-aspect windows and affords the owners plenty of space for various furniture layouts, as well as space for a dining table if required.

The Property



The kitchen is finished in a range of White fitted units, with an electric cooker and ample space for the free-standing fridge, freezer and washing machine. It all helps to make it a great space for any chef to serve up a marvellous meal.



There are three good-sized bedrooms in this lovely home, all have ample space for free-standing furniture. The two bedrooms that are adjacent to each other could stay as they are or they could easily be reconfigured to give a bigger bedroom and a box room/home office if required.



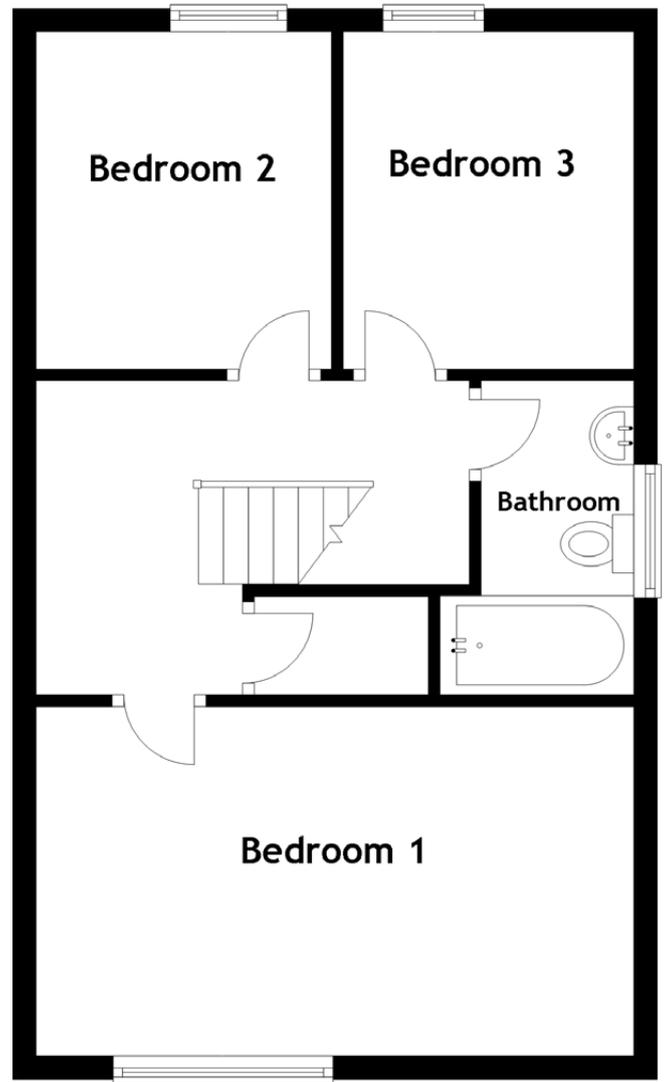
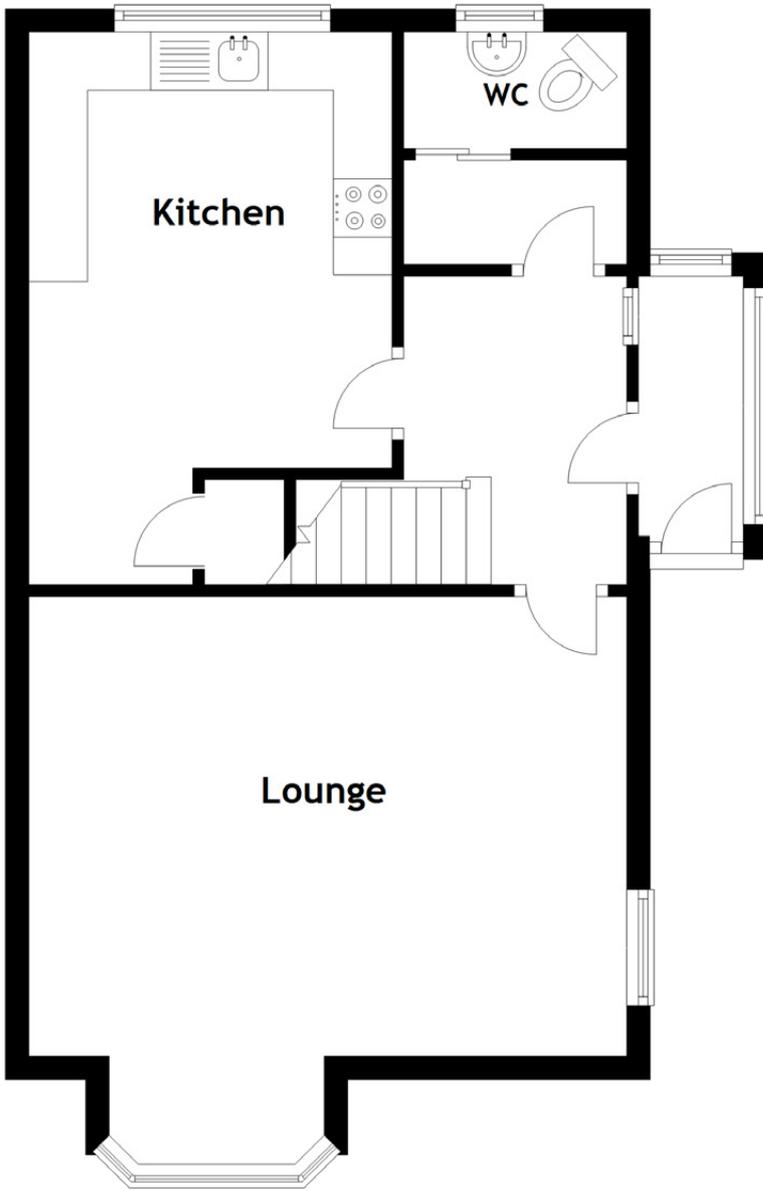




The bathroom although highly functional as is could benefit from an easy low-cost refit with the latest bathroom suit. It currently has a peach-coloured toilet, sink and bath.







Approximate Dimensions
(Taken from the widest point)

Lounge	5.10m (16'9") x 3.95m (13')
Kitchen	4.75m (15'7") x 3.10m (10'2")
WC	1.90m (6'3") x 1.00m (3'3")
Bedroom 1	5.10m (16'9") x 3.00m (9'10")
Bedroom 2	2.90m (9'6") x 2.52m (8'3")
Bedroom 3	2.90m (9'6") x 2.48m (8'2")
Bathroom	2.70m (8'10") x 1.65m (5'5")

Gross internal floor area (m²): 91m²

EPC Rating: E

Buyer's Premium Value: £2700



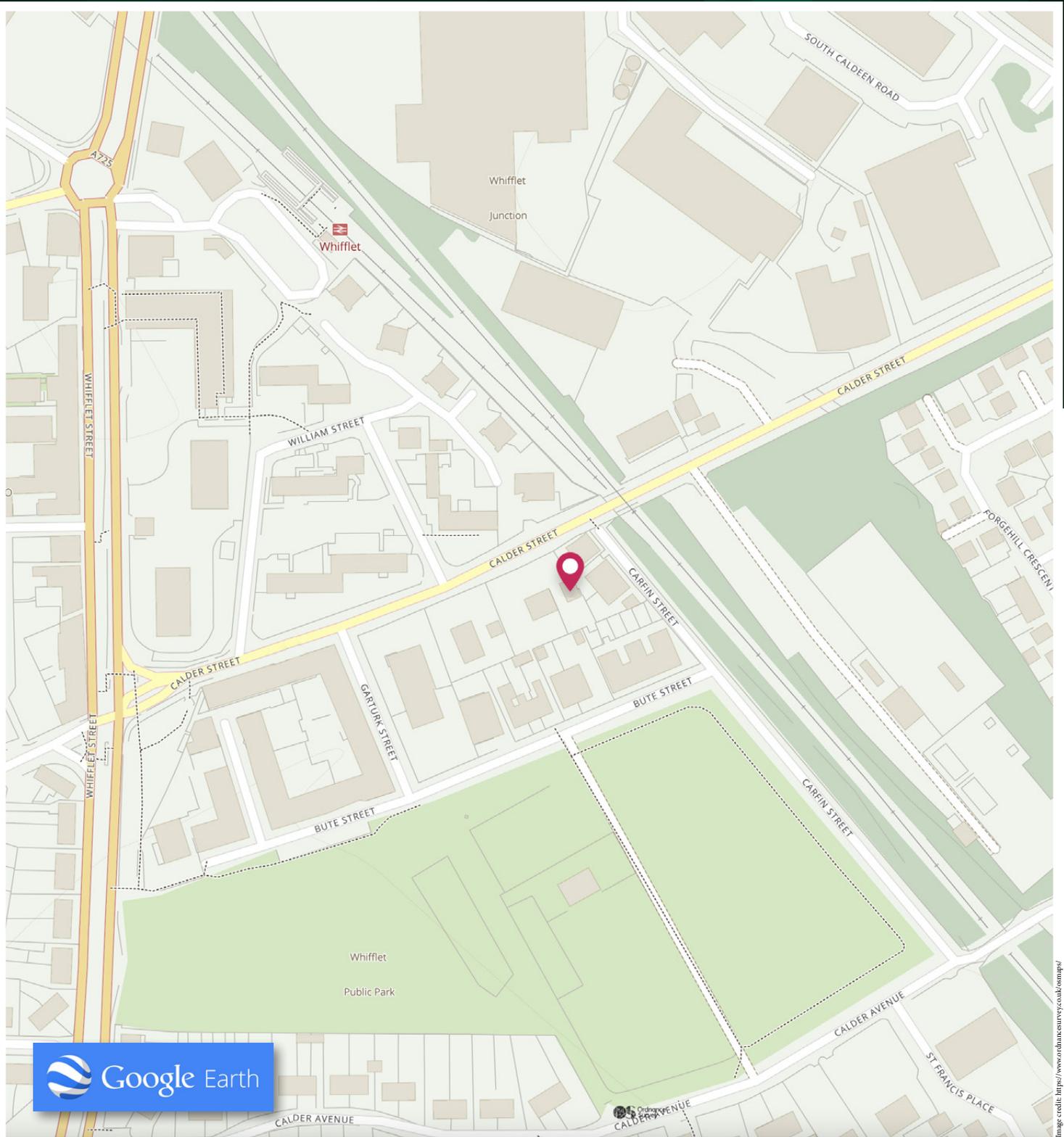
The home is kept warm and comfortable via double glazing and gas central heating. The garden space is also a real feature, low-maintenance, secure and child-friendly. Parking for two cars is via the chipped driveway in front of the property.

This great home would make an ideal buy for any couple or small family, or even a great investment property for a smart Buy-To-Let investor. Early viewing is strongly advised to anyone seeking an excellent family property in good condition in a popular area. This property is subject to a Buyers Premium of £2700 (which includes vat) payable by the successful bidder.

The Property

Calder Street in Coatbridge is a great place to live and commute from. The transport links by bus and rail (Whifflet or Coatbridge central railway stations) are frequent and it's a mere ten minute drive to Coatbridge town centre and Faraday 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.





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