



**BEAUTIFULLY PRESENTED GROUND FLOOR  
FLAT**

**FITTED KITCHEN**

**STYLISH SHOWER ROOM**

**BRIGHT & SPACIOUS LOUNGE**

**TWO DOUBLE BEDROOMS**

**PRIVATE GARDENS TO FRONT & REAR**



**9 School Terrace**  
Coalsnaughton, FK13 6JX

**£0**



## Entrance

Access is to the side of the property via a white UPVC door with opaque glazing panels.

## Entrance Hallway

The welcoming entrance hallway has light grey laminate flooring and benefits from an open storage area and a built-in storage cupboard. Access is provided to the principal bedroom, lounge, fitted kitchen and the shower room.

## Principal Bedroom

11' 5" x 12' 8" (3.48m x 3.86m)

The principal bedroom in a good sized double bedroom overlooking the rear of the property, with carpeted flooring and built-in wardrobes.

## Fitted Kitchen

11' 4" x 6' 10" (3.45m x 2.08m)

The fitted kitchen has a good range of white, wall and base units with contrasting black worktops, built-in oven and hob and an integrated fridge/freezer. The kitchen overlooks the front of the property and has grey tiled flooring and a tiled splash back.

## Shower Room

5' 10" x 5' 4" (1.78m x 1.62m)

The stylish shower room has been recently fitted with modern wet-wall panelling, a white vanity sink unit, w.c and a corner shower enclosure with a black rainfall shower. There is an opaque window to the side of the property and laminate flooring.

## Lounge

12' 10" x 14' 8" (3.91m x 4.47m)

The bright and spacious lounge overlooks the front of the property and features an electric fire with a fireplace, light grey laminate flooring and provides access to bedroom 2.

## Bedroom 2

8' 6" x 10' 6" (2.59m x 3.20m)

Bedroom 2 is the second double bedroom overlooking the rear and benefitting from built-in wardrobes and laminate flooring.

## Heating & Glazing

The property benefits from a gas central heating system and is fully double glazed throughout.

## Included Extras

Included in the sale of the property are all fixtures and fittings, carpets, floor coverings, blinds and curtain poles, light fittings, bathroom accessories. The integrated fridge/freezer and the washing machine in the kitchen.

## Negotiable Extras

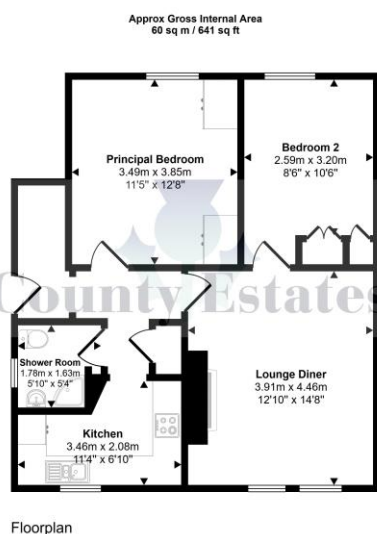
All other items of furniture in the property are by separate negotiations.

## Gardens

The property benefits from a private front garden which is easily maintained with stone chips. The enclosed rear garden has a paved patio, a drying area and a raised timber decked seating area.

## Parking

The property benefits from an allocated parking space to the side and on-street parking to the front.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.