



## HEATHERBELL ROAD, COATBRIDGE OFFERS OVER £195,000

Kirkland Estate Agents are proud to present to the market this three bedroom semi detached family home. Situated within the extremely popular Parklands estate.

Kirkland Estate Agents are proud to present to the market this three bedroom semi detached family home. Situated within the extremely popular Parklands estate.

The property comprises, reception hall way, well sized lounge, dining kitchen, three bedrooms with wardrobe space, bathroom, WC and fantastic storage facilities.

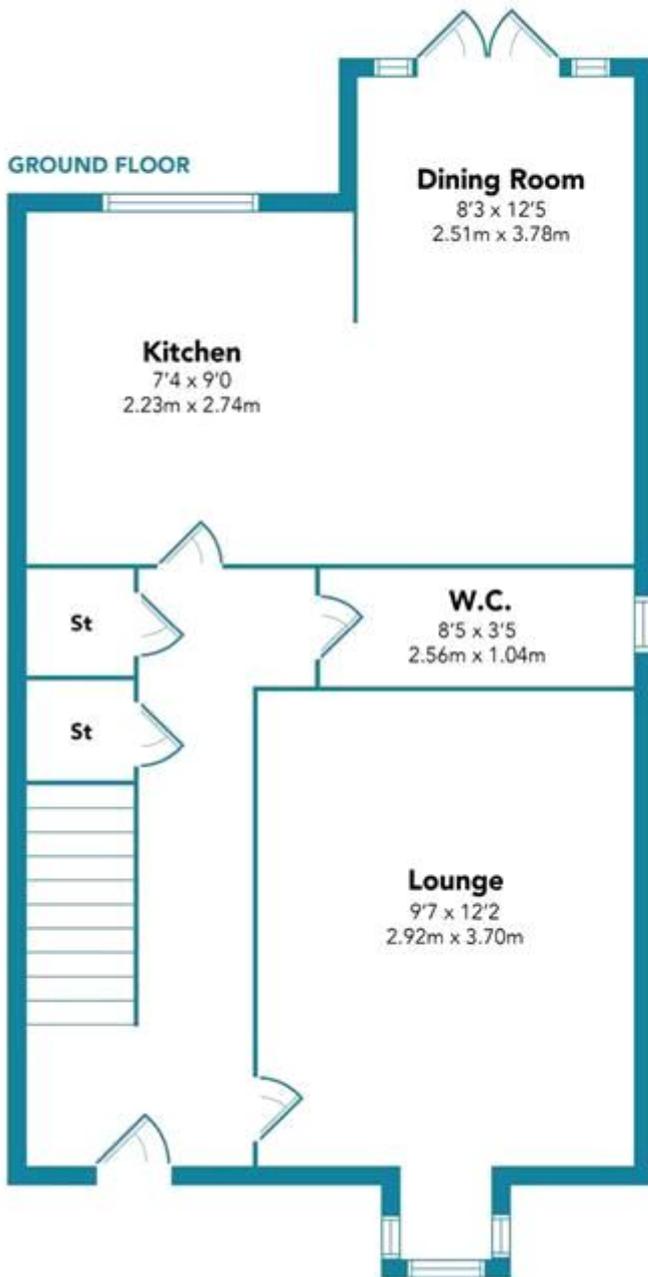
The property also has Gas Central Heating, double glazing and a mixture of floor coverings.

The front of the property has two car parking spaces with the rear of the property boasting an exceptionally well maintained garden with a elevated decking area.

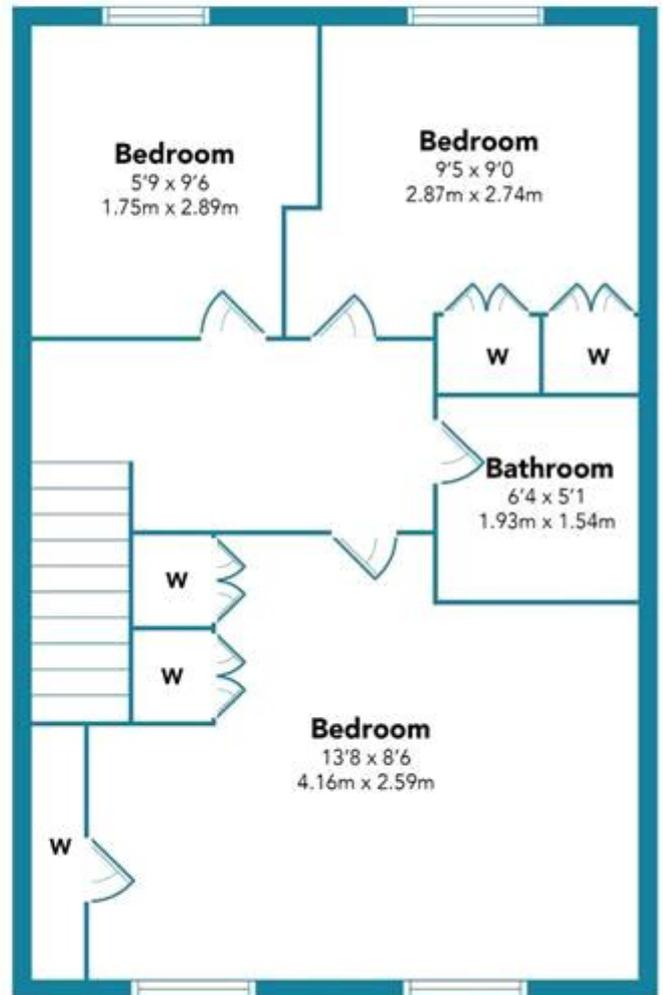
Coatbridge is home to excellent schools, shopping facilities, sports amenities, swimming baths and parks. There is also a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities, including Glasgow and Edinburgh with Kirkwood Train Station being located just a short walk away from the property. The nearby M74 and M8 motorways provide excellent road links throughout the west of Scotland.



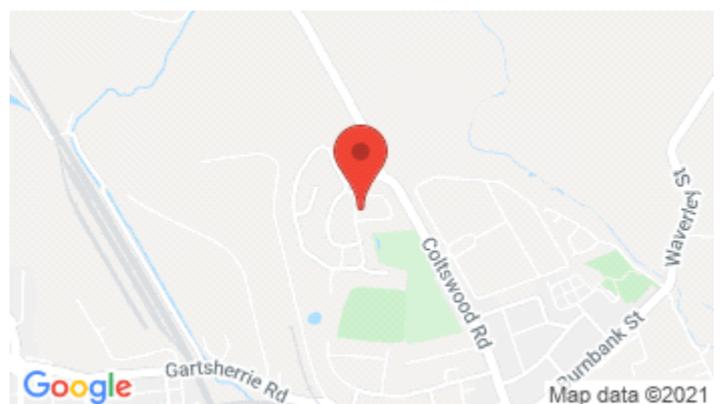
HEATHERBELL ROAD, COATBRIDGE  
OFFERS OVER £195,000



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.