



## WELLINGTON PLACE, COATBRIDGE OFFERS OVER £115,000 Freehold

Kirkland Estate Agents are proud to present to the market this wonderfully sized, three bedroom mid terrace family home, situated within a fantastic position within this highly sought after locale.

Kirkland Estate Agents are proud to present to the market this wonderfully sized, three bedroom mid terrace family home, situated within a fantastic position within this highly sought after locale.

The property comprises, reception hallway, lounge with dining space, newly modern fitted kitchen, three double bedrooms, bathroom and ample storage space.

The outside of the property is extremely desirable with a front driveway and rear garden which is well maintained. While also boasting ease of maintenance.

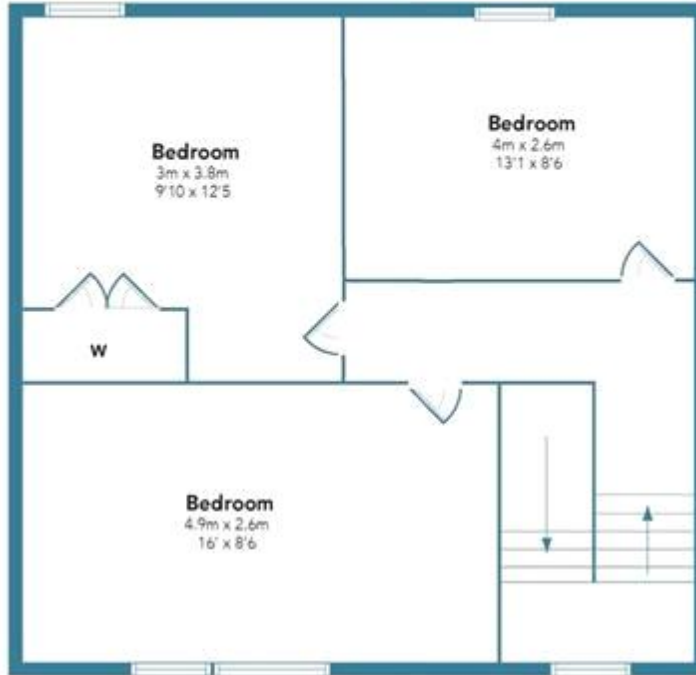
Coatbridge is home to excellent schools, shopping facilities, sports amenities, swimming baths and parks. There is also a wide variety of restaurants, bistros and pubs. For those commuting by public transport there are regular bus and train links to the surrounding towns and cities, including Glasgow 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.

Tenure: Freehold



WELLINGTON PLACE, COATBRIDGE  
OFFERS OVER £115,000 Freehold

FIRST FLOOR



GROUND FLOOR



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.