



## HEATHERBELL ROAD, COATBRIDGE

**OFFERS OVER £310,000** Freehold

**UNDER OFFER**

Kirkland Estate Agents are proud to present to the market this four bedroom family detached home. Situated within Parklands estate, which is one of Coatbridge's most sought after locations. EPC Rating: C

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The property comprises on the lower level with bright reception hallway, front facing lounge, WC, large dining kitchen which has French doors leading to garden. A large utility area & shower has been formed in garage which was partly converted by the current owners.

The upstairs of the property boasts four well sized bedrooms with the master bedroom having a master en suite bathroom with double shower and finally the family bathroom.

The front of the property has a well sized driveway with a lawn to the side. While also boasting an integrated garage space for storage.

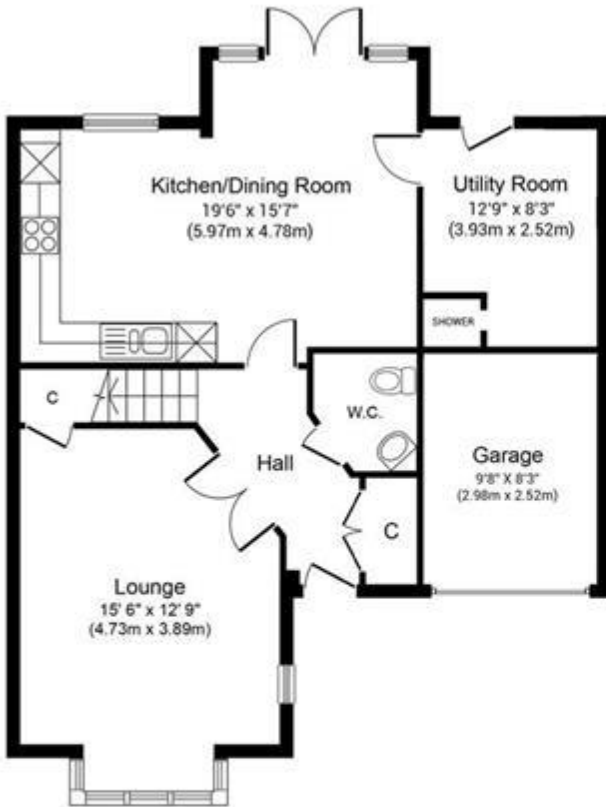
The rear of the property has an artificial lawn, flowerbeds, outdoor sitting space & an outhouse with power connected.

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 Sunnyside 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



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**Ground Floor**  
**Approximate Floor Area**  
**816 sq. ft.**  
**(75.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**736 sq. ft.**  
**(68.4 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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>			
(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>			
		80	89

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.



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