



## KIRKWOOD PLACE, COATBRIDGE

### £1,295 PCM

**LET AGREED**

Kirkland Letting Agents are proud to present to the market this immaculate three bedroom semi detached family home, situated within this fantastic residential estate within Kirkwood, Coatbridge.

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The property comprises on the lower level, entrance hallway, WC, rear facing lounge with French doors to the garden. Fitted kitchen, dining room.

The upstairs has three double bedrooms with master en suite and bathroom, with the attic also having substantial living space.

The front of the property has a well sized driveway leading to the garage and the rear of the property has a slabbed patio area and artificial grass.

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.

EPC Rating C72

Council Tax Band E

Landlord Registration Number: 515200/320/04012 - 515233/320/05012


Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: E (North Lanarkshire Council)

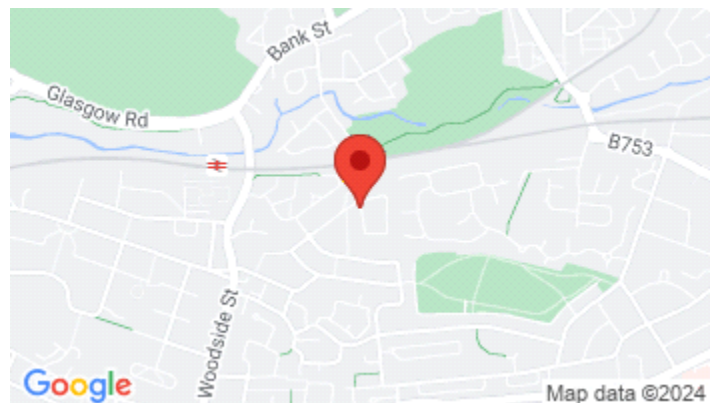
Deposit: £1,500



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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 tenant.