



PARKWAY COURT, COATBRIDGE OFFERS OVER £130,000 Freehold

Are you looking for a highly desirable location in Coatbridge, both close to the town centre and placed across from the beautiful West End Park? Have a look at this spacious one bed flat, it might be the perfect choice for you! EPC Rating : C.

Are you looking for a highly desirable location in Coatbridge, both close to the town centre and placed across from the beautiful West End Park? Have a look at this spacious two bed flat, it might be the perfect choice for you! EPC Rating : C.

The internal accommodation is comprised of warm & welcoming communal hallway, neutrally decorated lounge with plenty of natural light throughout the day. A clean & sleek fitted kitchen with a mixture of both integrated & non-integrated kitchen appliances.

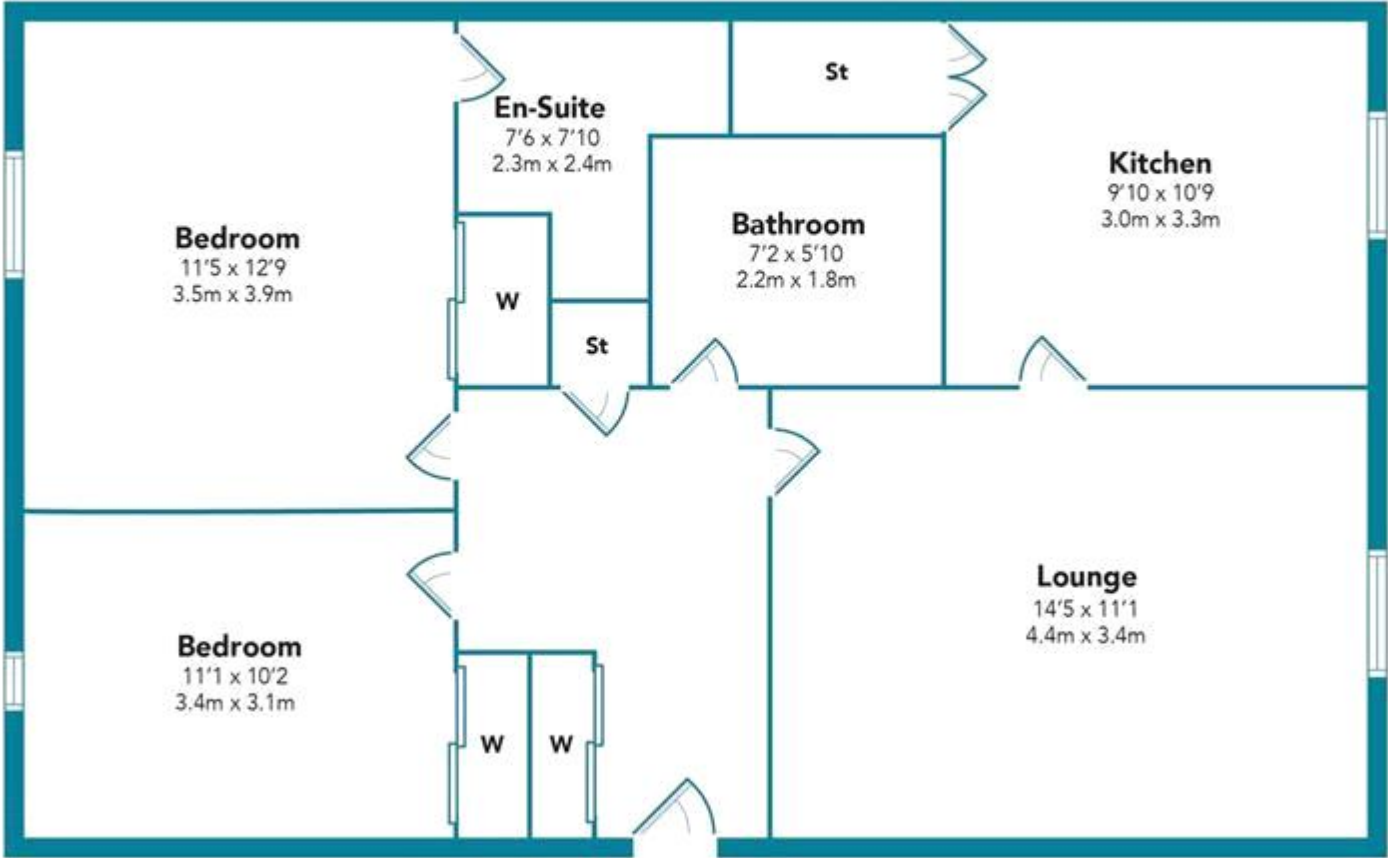
Both double bedrooms can be found at the rear of building with ample wardrobe space and a bright view, the larger of the two bedrooms benefits from an ensuite showeroom. The main family bathroom is both modern & spacious.

Coatbridge Town Centre has a variety of local shops whilst the nearby Faraday Retail Park has a wide selection of high street stores. Primary Schools are within close proximity of the property and for those commuting by public transport Blairhill train station is just a short walk away, providing great links between both Glasgow & Edinburgh. For those commuting by car, the property is conveniently located within easy reach of the M8, A8 and the M73 providing excellent commuting through the central belt as well as allowing access to the nearby M74.

Tenure: Freehold



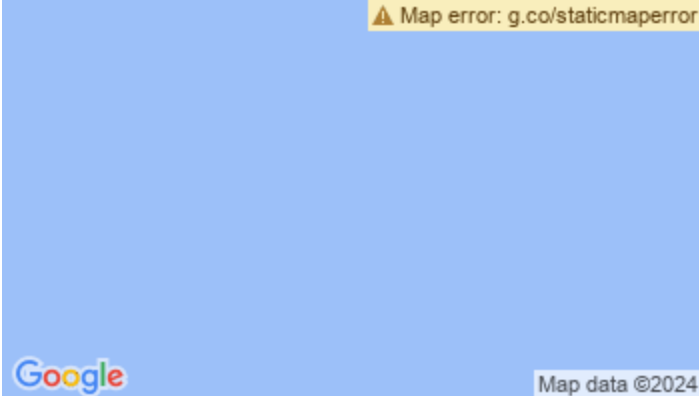
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Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Scotland	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.