



D KELSO QUADRANT, COATBRIDGE OFFERS OVER £75,000 Freehold

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On arrival, you are welcomed by on-street parking for both residents and guests. The property benefits from excellent garden grounds that include a private decking area and a neat lawn. The grounds also benefit from excellent exposure to natural sunlight.

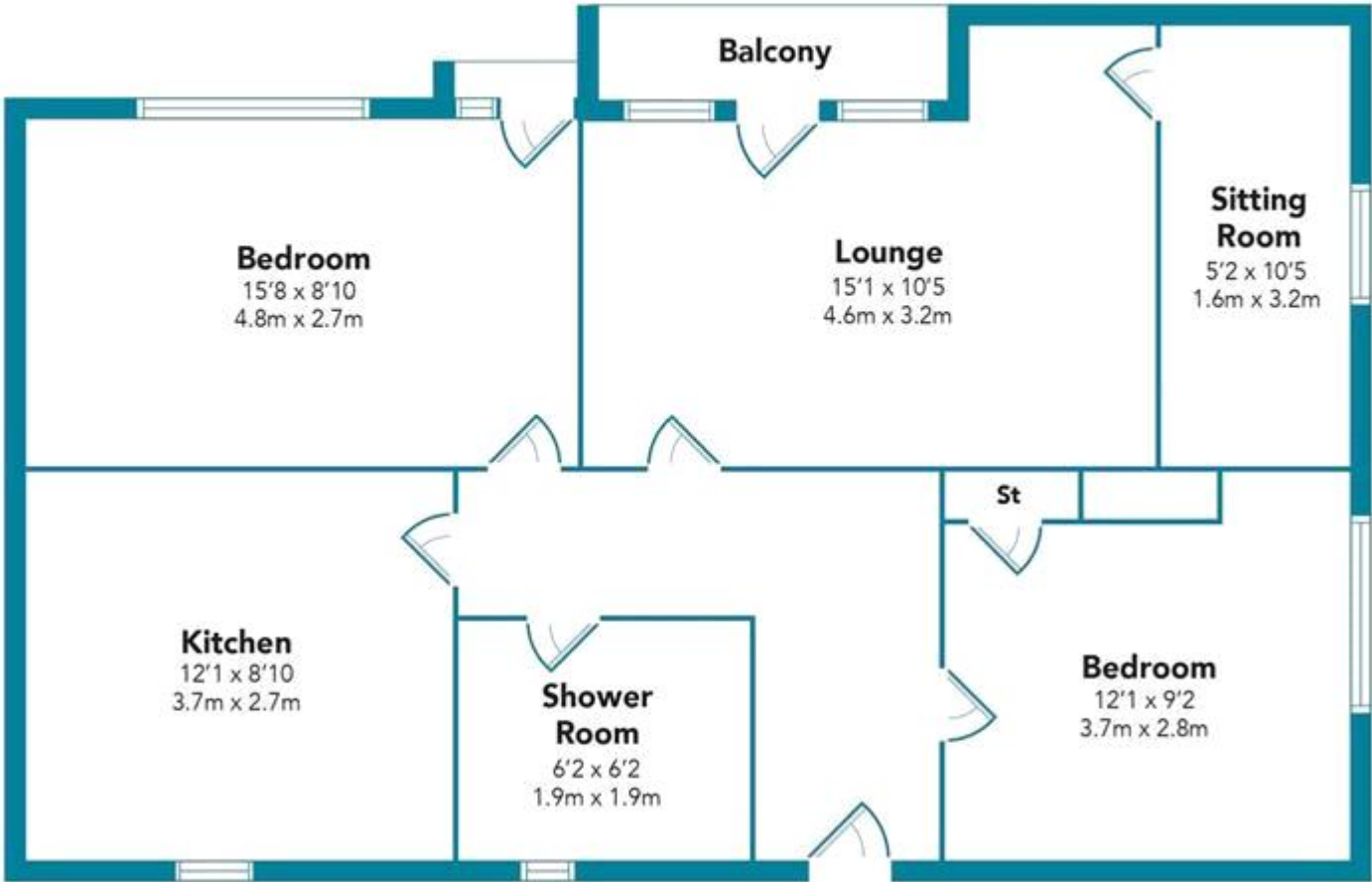
Internally the accommodation comprises a welcoming hallway, a spacious lounge, a generous-sized kitchen, two double bedrooms, and a wet room.

Within the town of Coatbridge, there is a great choice of restaurants, bistros, and pubs and for those commuting by public transport, there are regular bus and train services from Blairhill or Sunnyside Station to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools, gyms, and country parks with picturesque walks.

Tenure: Freehold



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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/fitments 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.