



SWINTON CRESCENT, COATBRIDGE OFFERS OVER £110,000 Freehold

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EPC Rating: D.

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The property comprises, reception hallway, lounge with dining space, kitchen, two double bedrooms, shower room and ample storage space.

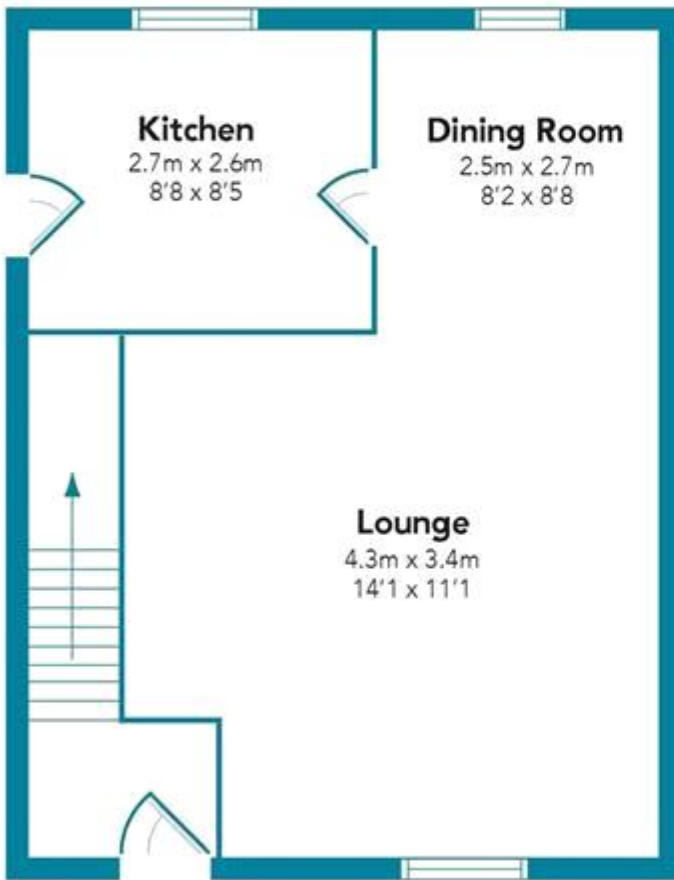
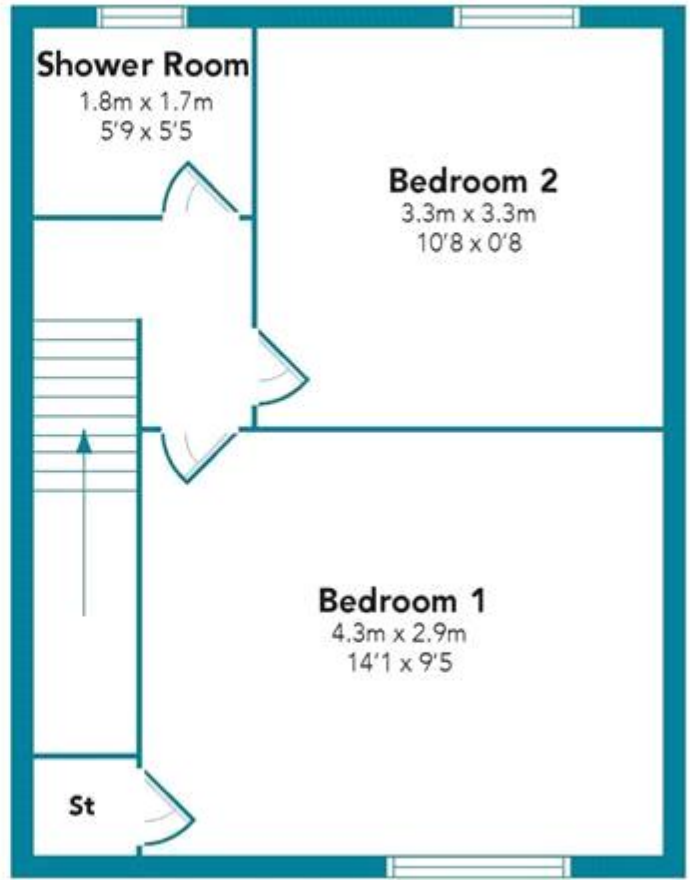
The outside of the property is extremely desirable with both a front and rear garden with a driveway to the side & rear.

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



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GROUND FLOOR

FIRST 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) A			
(81-91) B			85
(69-80) C			
(55-68) D		63	
(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.

