



## SUNNYSIDE ROAD, COATBRIDGE

### £695 PCM

**LET**

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The accommodation offers reception hallway with two storage cupboards, lounge, dining kitchen, bathroom and two double sized bedrooms with both bedrooms offering built in wardrobes.

Further benefits include gas central heating, double glazing, security door entry system and off street parking.

Sunnyside Road is conveniently placed for easy access to Glasgow, with the local Sunnyside train station a short walk away and the M8, M73 and M74 interchange are all located close by to ensure a speedy link to the central belt's efficient motorway network.

#### WHITE GOODS INCLUDED

Washing Machine

Electric Oven and Hob

Please note the extractor fan above the hob is for decorative purposes only.

EPC Rating C 79

Council Tax Band C

Landlord Registration Number: 944290/260/22101 953505/260/09111

Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: C (North Lanarkshire Council)

Deposit: £795





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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.