



## JANEFIELD, WAVERLEY STREET, COATBRIDGE

### £1,995 PCM

AVAILABLE 06TH JANUARY 2025 \*\*\* If you are looking for a truly striking stand-alone family home, look no further! Kirkland Letting Agents are thrilled to present to the rental market this stunning traditional sandstone property

If you are looking for a truly striking stand-alone family home, look no further! Kirkland Letting Agents are thrilled to present to the rental market this stunning traditional sandstone property.

On entering the home, the impressive entrance hallway features a gallery staircase giving access to the upper levels of villa.

The accommodation on ground floor consists of welcoming vestibule leading to the grand reception hallway, granting access into the formal lounge, separate sitting room & two lower bedrooms, one complete with downstairs ensuite with shower unit. One of the many unique points of this beautiful home is the open plan kitchen/dining area, spoiled for choice with picturesque window views and an array of natural sunlight flooding in from all directions.

The accommodation on the mid-level consists of large family bathroom, including bathtub and separate shower unit. Continuing upward, two large double bedrooms can be found along with one smaller bedroom between both larger rooms.

To the front of property is a driveway suitable for four vehicles with a further driveway to the side of the property and also attached garage which is able to shelter two cars lengthways. The rear landscaped garden is mainly laid to lawn with three decked patio areas and well maintained. The outbuilding at foot of garden could be utilised as a personal studio or humbling retreat.

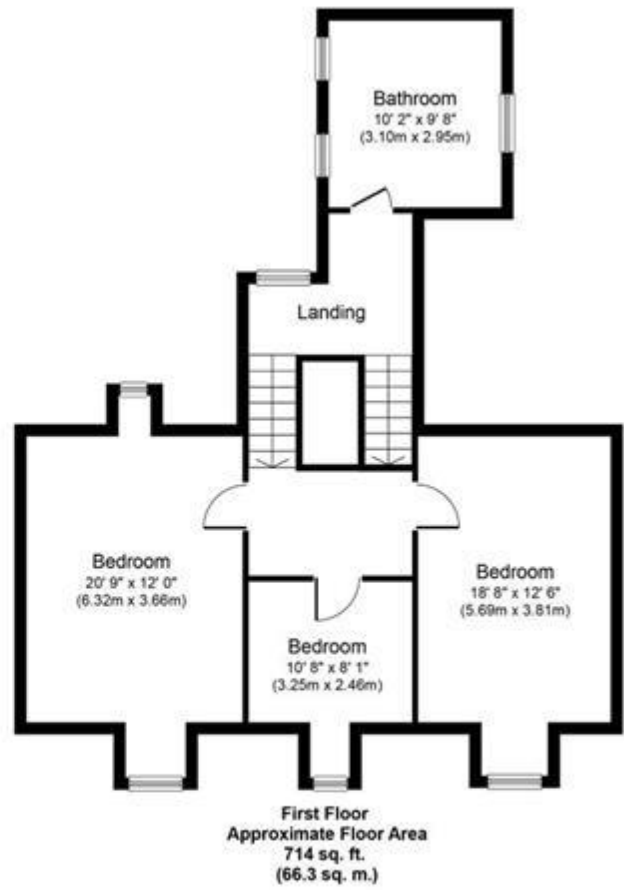
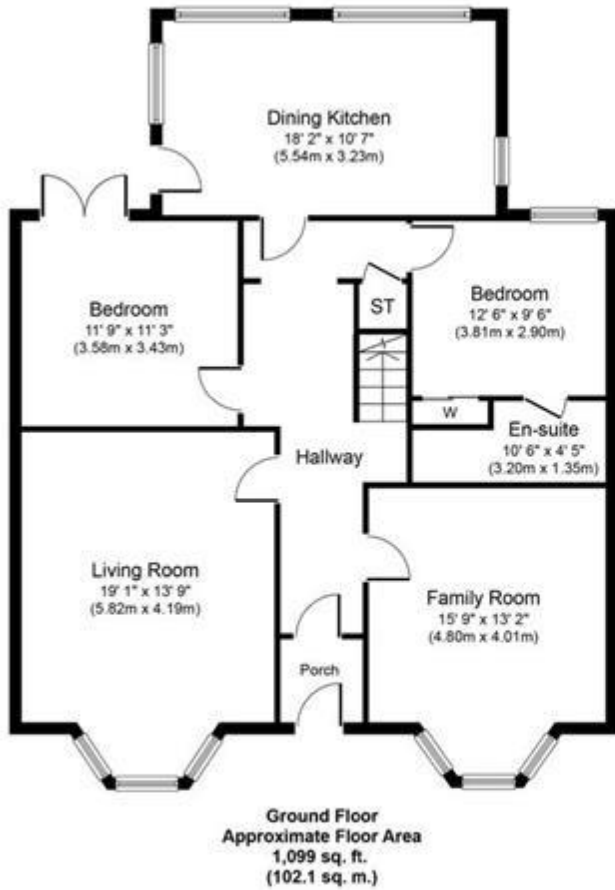
Coatbridge has the majority of every day shopping needs. There is a great choice of restaurants, bistros, pubs. The property is located within popular school catchment area. For those commuting by public transport there are regular bus and train services from Coatbridge to the surrounding towns and cities including Glasgow and Edinburgh. The M74 and M8 motorways provides excellent access to the central belt linking the surrounding towns and cities.

EPC Rating D65  
Council Tax Band F  
Landlord Registration Number: Pending  
Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: F (North Lanarkshire Council)  
Deposit: £2,995



JANEFIELD, WAVERLEY STREET, COATBRIDGE  
£1,995 PCM



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

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>			
(55-68) <b>D</b>		65	80
(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.