



## SHARP AVENUE, COATBRIDGE OFFERS OVER £115,000 Freehold

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This great sized family home requires a degree of modernisation throughout and comprises a reception hallway, a front facing sitting room which can be used as a bedroom, a large lounge, fitted kitchen, upstairs there are three double bedrooms and a family bathroom. Features include gas central heating and double glazing.

The property benefits from large rear gardens which are mainly laid with lawn and bound by fencing..

The floor plan shall provide you with a detailed layout of this well laid-out home. However, we recommend viewing to appreciate the convenient setting that's on offer.

Coatbridge is home to excellent schools, shopping facilities, sports amenities, swimming baths and parks, as well as a wide variety of restaurants, bistros and pubs. 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, whilst the nearby M74 and M8 motorways provide excellent road links throughout the west of Scotland.

Tenure: Freehold



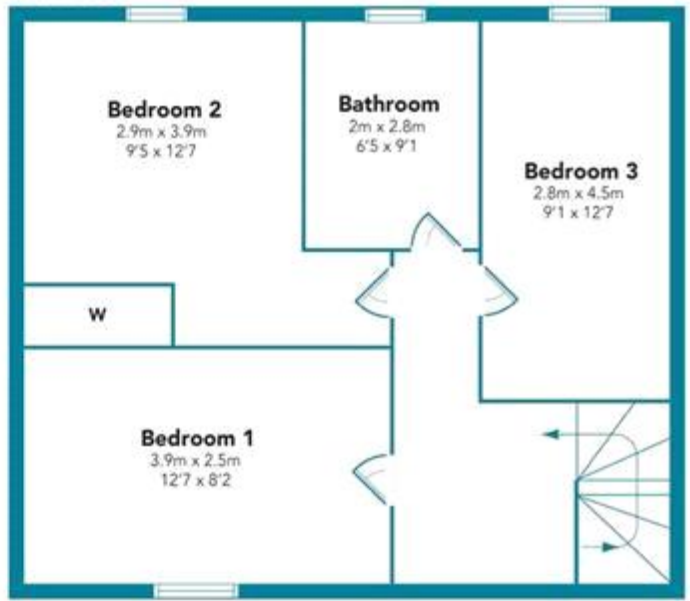


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**GROUND FLOOR**



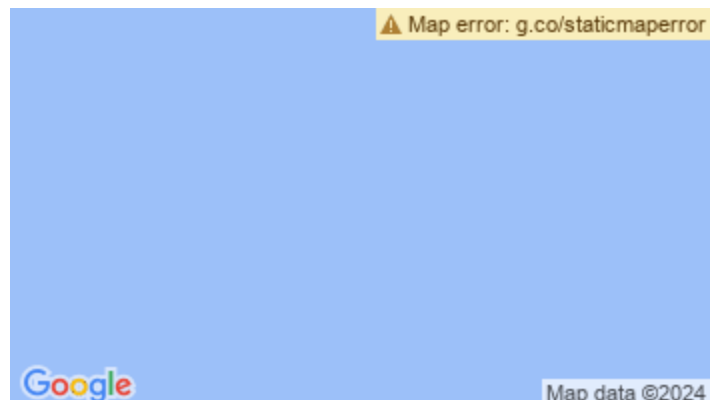
**FIRST FLOOR**



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</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 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.