



BLAIR ROAD, COATBRIDGE

OFFERS OVER £315,000 Freehold

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The property showcases family accommodation throughout whilst also benefitting from a floored and lined loft space. Viewing is highly advised to truly appreciate the opportunity on offer.

The property comprises, reception hallway, front facing family lounge, front facing bedroom with wardrobe space. Master bedroom with en suite. further lounge which can also be another bedroom. Dining room and fitted kitchen.

A loft ladder takes you to the floored loft which, along with plenty of storage space, offers a full living area/bedroom with new velux window.

With the property being placed on a large plot there is plenty of garden space to both the front and rear.

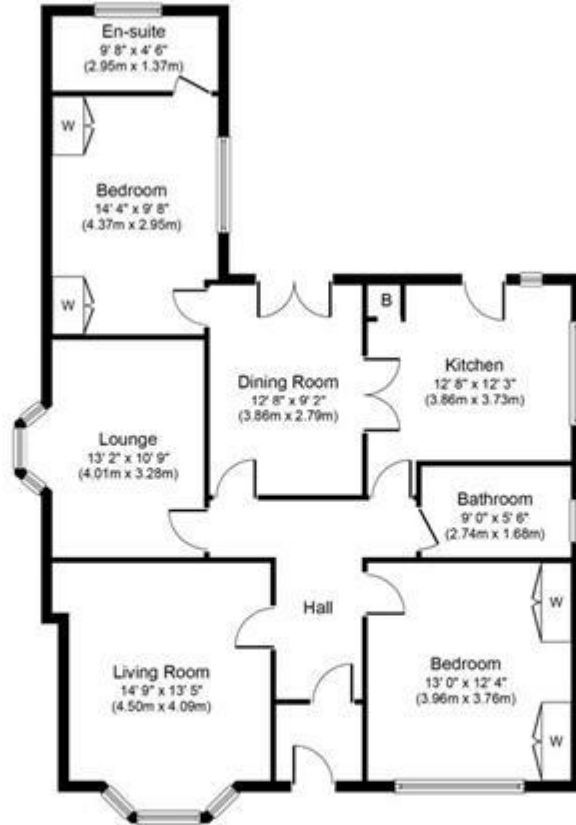
Situated in the highly desirable Blairhill district. Close to local shops, schools and within easy walking distance of Coatbridge town centre, local train and bus routes and the M8 motorway can be accessed within minutes. The popular tourist attractions of Heritage museum and Drumpellier Country Park are located nearby. We envisage much interest in this property and would therefore recommend early viewing.

The commercial and superb retail centre of Glasgow and be easily accessed in less than 15 minutes by car, while the first rate leisure and shopping facilities of nearby Glasgow Fort and East Kilbride offers a convenient option as another centre to visit. Even more locally, there is also a wealth of shopping and leisure facilities available in Coatbridge, Baillieston and the surrounding town of Clyde Valley.

Tenure: Freehold



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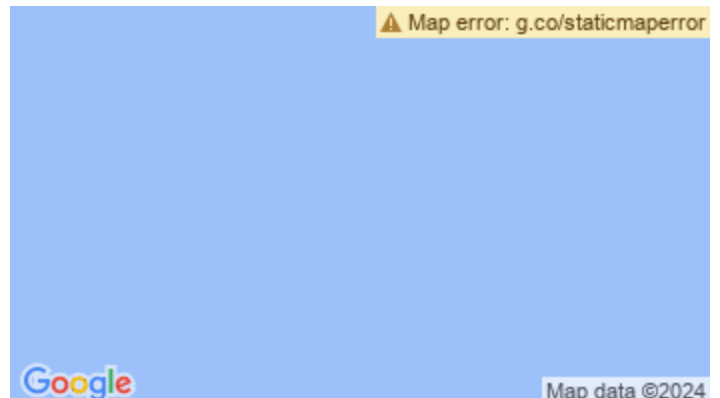
Approximate Floor Area
 1,102 sq. ft.
 (102.4 sq. m.)

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D	55		
(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.



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