



OLD MONKLAND ROAD, COATBRIDGE

FIXED PRICE £315,000 Freehold

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This spacious home is spread over two levels and is perfect for families seeking a permanent residence. The house boasts high-quality finishes, including contemporary decor and top-notch floor coverings.

For a detailed layout, please refer to the enclosed floor plan. However, we recommend viewing the property to truly appreciate its size and layout.

The ground floor includes an entrance hallway, formal lounge, open plan kitchen, utility room, two double bedrooms (one with an en suite), and a family bathroom.

On the upper level, you will find three bedrooms and a bathroom.

Additional features include gas central heating and double glazing.

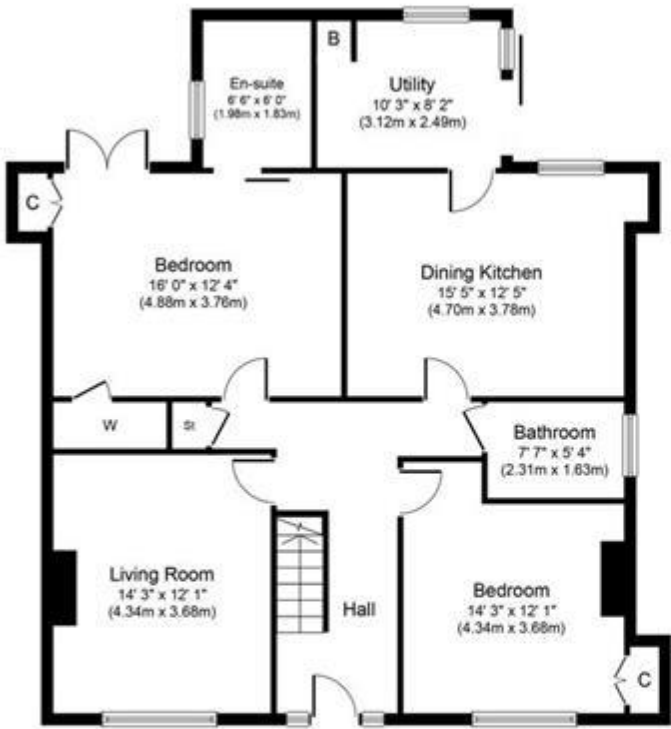
The beautiful gardens surrounding the property are well-maintained, with a driveway wrapping around the side and rear. The front garden boasts lovely bedding plants and shrubs, while the enclosed rear garden offers patio areas, lawns, trees, and a large garage.

Old Monkland Road is situated in the highly regarded Old Monkland district, offering convenient access to schools, shops, Drumpellier Country Park, and other amenities. In the immediate area and in Coatbridge, you'll find a variety of restaurants, bistros, and pubs. For those relying on public transportation, regular bus and train services are available from Kirkwood or Whifflet to nearby towns and cities.

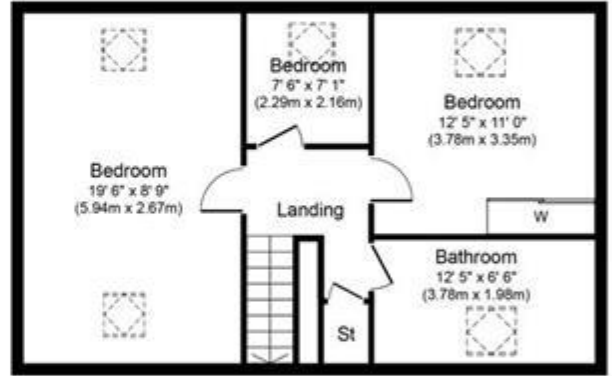
Tenure: Freehold



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Ground Floor
Approximate Floor Area
1,112 sq. ft.
(103.3 sq. m.)



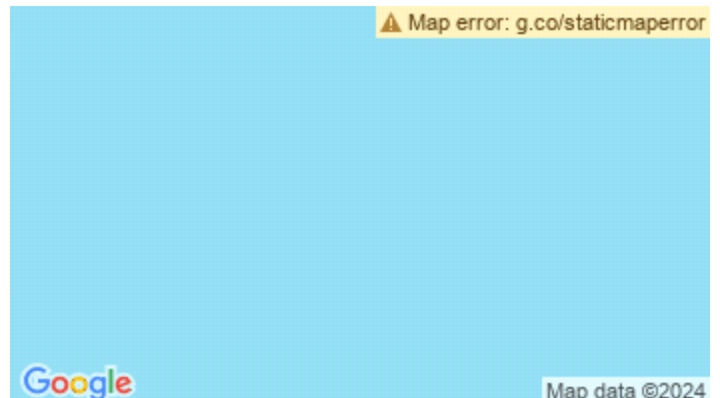
First Floor
Approximate Floor Area
619 sq. ft.
(57.5 sq. m.)

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			82
(69-80) C			
(55-68) D		64	
(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.



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.