



## ACADEMY STREET, COATBRIDGE

### £675 PCM

**LET AGREED**

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Internally this home comprises large front facing lounge, fitted kitchen with space for small dining table and chairs, two double bedrooms, both with built in wardrobes and fitted bathroom suite.

The property further benefits from electric heating, residents parking, secure door entry and drying area to the rear.

Coatbridge Town Centre has a vast selection of shops, bars, restaurants and Faraday Retail Park which has a wide selection of High Street Retailers is just a short walk away

Sunnyside Train Station is located only a short walk away which provides direct links to both Glasgow and Edinburgh.

EPC Rating C71  
Council Tax Band C  
Landlord Registration Number: Pending  
Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: C (North Lanarkshire Council)  
Deposit: £775



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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>	71	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.