

DUNBAR AVENUE, COATBRIDGE OFFERS OVER £145,000 Freehold

UNDER OFFER

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This large well-proportioned property comprises reception hallway, spacious lounge, modern fitted kitchen, WC and dining room / 3rd bedroom. The upper floor comprises two double bedrooms and a modern family bathroom. Features of the property include gas central heating and double glazing .

The floor plan shall provide a detailed layout of this sizeable home however we recommend internal inspection to appreciate the accommodation on offer.

The front garden is enclosed with a sizeable lawn with large driveway to the side. The large rear garden is enclosed with fencing, slabbing on private patio area can also be found.

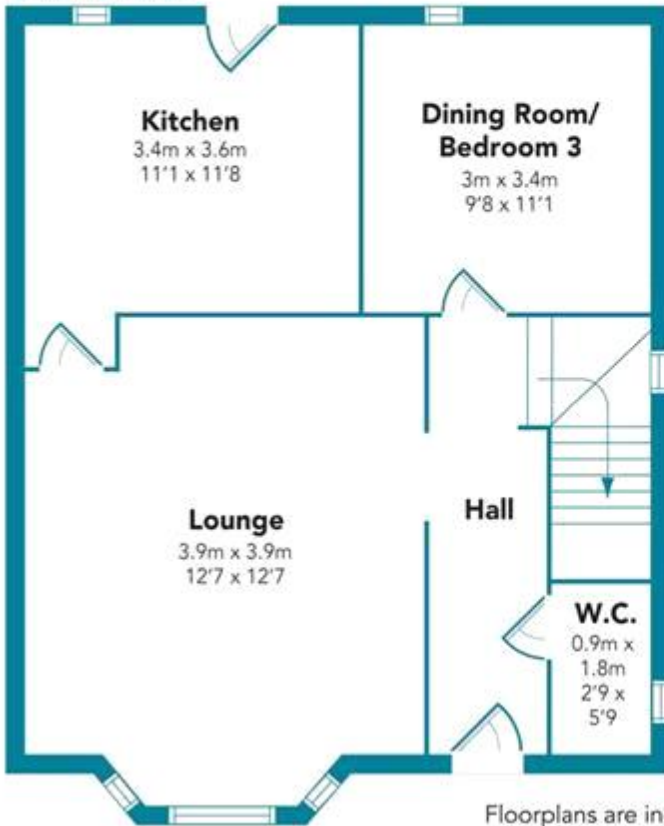
Coatbridge Town Centre provides an array of bars, shops, restaurants and many leisure facilities. The property is located close to highly rated primary and secondary schools, and for those commuting by public transport there are regular bus and train services from Kirkwood or Whifflet to the surrounding towns and cities. For those commuting by car, the M8 and M74 motorways are easily accessed, providing connections throughout the central belt.

Tenure: Freehold

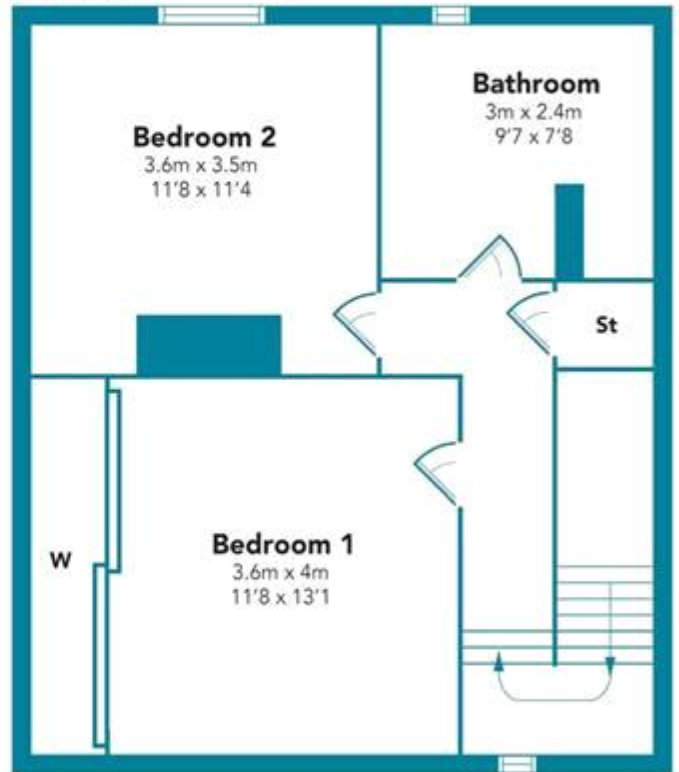


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GROUND FLOOR



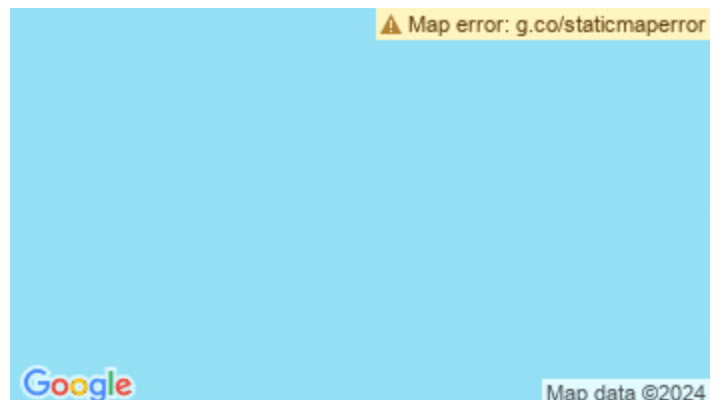
FIRST FLOOR



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) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(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.