



## EARLSTON CRESCENT, COATBRIDGE

### £725 PCM

**LET**

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The property comprises a large bright lounge, 2 double bedrooms with storage, modern fitted kitchen with dining area and family bathroom with shower over bath.

The property further benefits from gas central heating, double glazing, garden to the rear and off road parking.

Well situated within a residential area with local amenities close by. Property is located within 15 minutes drive of both Airdrie & Coatbridge Town Centres which play host to a number of shops, restaurants and bars.

EPC Rating C71

Council Tax Band B

Landlord Registration Number: 640606/320/20121

Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: B (North Lanarkshire Council)

Deposit: £825



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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                      | 78        |
| (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.