



**Albion Street**  
Coatbridge, ML5 3SB

**move**  **on**

Albion Street  
Coatbridge  
ML5 3SB

First floor flat

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

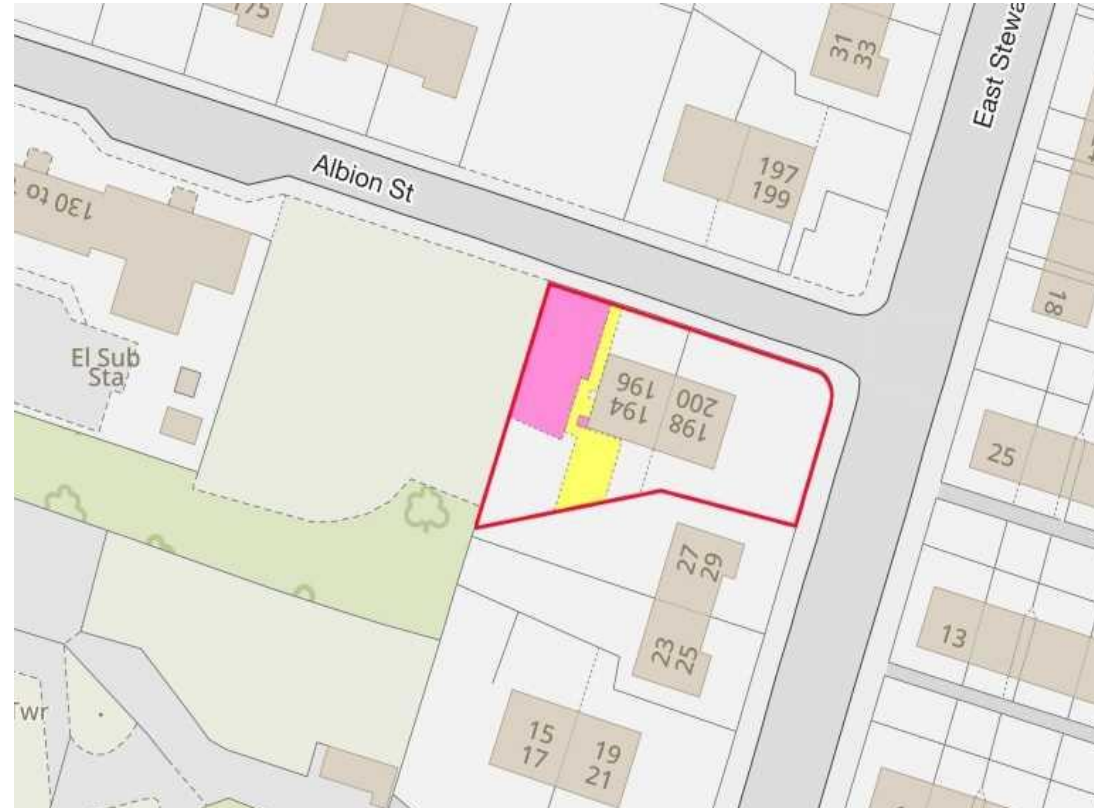
- **First floor cottage flat**
- **2 double bedrooms with storage cupboards. Full length fitted wardrobes in the main bedroom**
- **Front facing lounge with feature wall decor and fireplace**
- **Fitted kitchen with oak coloured worktops, tiled splashback and dual aspect windows**
- **Recently refitted shower room with double enclosure, wet-wall panelling, vinyl flooring and chrome towel rail**
- **Paved driveway with off street parking for 3 cars and a detached single garage**
- **Communal drying green garden area shared with downstairs neighbour**
- **Close to Coatbridge town centre, shops, retail facilities, restaurants and bars**
- **Handy for transport links - easy access to the A8 and M8 motorway. Nearby train stations at Coatbridge Central and Whifflet.**
- **COUNCIL TAX BAND:B EPC RATING: C**



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## Albion Street, Coatbridge, ML5 3SB

Move On are delighted to present to the market this 2 bedroom, first floor cottage flat in Coatbridge - Albion Street.

The property has its own main door entry, internal stairs lead to the top landing, and then to the front facing lounge which has a beige carpeted floor, feature wall decor and fireplace. The kitchen has a range of wall and floor units with contrasting worktops, stainless steel sink and space for free standing appliances. There are 2 double bedrooms, both of which have storage cupboards, and the main one also features full length fitted wardrobes. Completing the accommodation is a lovely shower room with white mirrored chip wet-wall panelling, grey vinyl flooring, double shower enclosure and a chrome towel rail. There is gas central heating and double glazing.

Externally, there is a wide paved driveway which provides off street parking for 3 cars, and leads to a detached garage with an electric door; and there is a communal drying green to the rear shared with the downstairs neighbour.

Albion Street is located in the Cliftonville area of Coatbridge, just outside the town centre which has a fantastic selection of leisure and retail facilities, major supermarkets, shops, restaurants, gyms and bars. For those commuting, there is easy access to the A8 and M8 motorway connecting Glasgow and Edinburgh; and nearby train stations at Coatbridge Central and Whifflet.

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## ROOM MEASUREMENTS

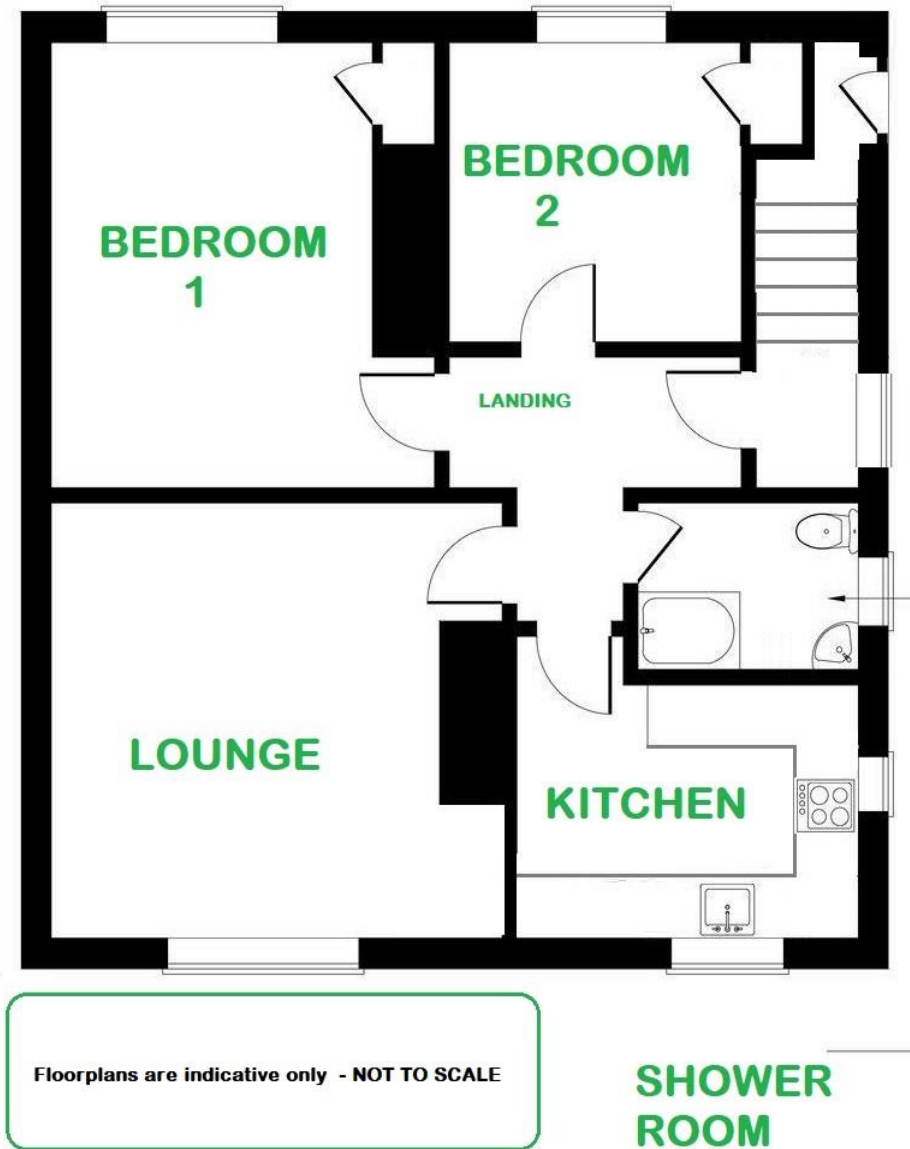
Lounge: 4.50m (14' 9") x 4.20m (13' 9")

Kitchen: 3.30m (10' 10") x 3.00m (9' 10")

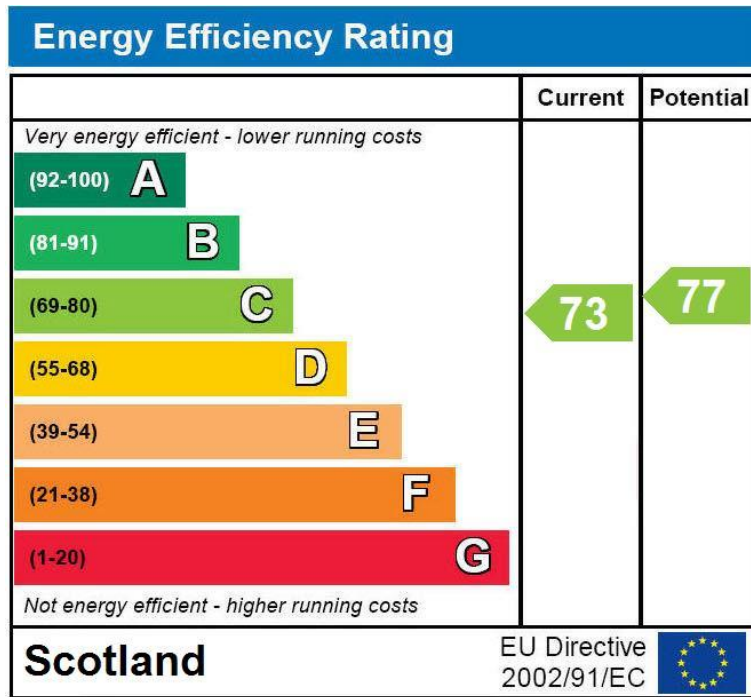
Bedroom 1: 4.30m (14' 1") x 3.90m (12' 10")

Bedroom 2: 4.30m (14' 1") x 3.90m (12' 10")

Shower Room: 2.30m (7' 7") x 1.50m (4' 11")



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

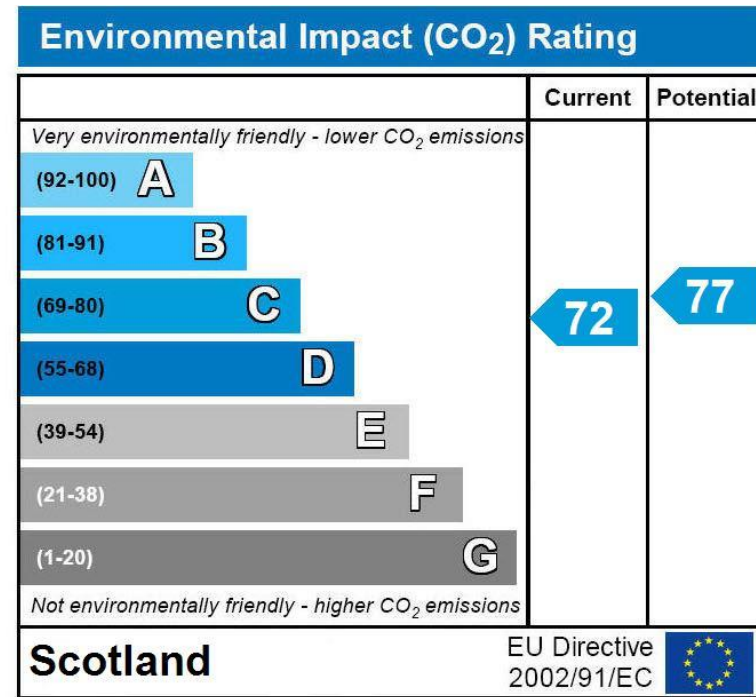


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (73)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (72)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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