



HEMMINGS HOMES

FIXED ASKING PRICE

**£359,995**

**Watt Place**

Coatbridge, ML5 1EZ



**Ground Floor**

Lounge	3741 x 4843mm	12'3" x 15'11"
Kitchen/ Dining/Family	8502 x 2886mm	27'11" x 9'6"
WC	1734 x 1445mm	5'8" x 4'9"
Utility	2515 x 1717mm	8'3" x 5'8"
Study	2514 x 2651mm	8'3" x 8'8"

(Approximate dimensions)



**First Floor**

Bedroom 1	3763 x 4156mm	12'4" x 13'8"
En Suite	1830 x 1767mm	6'0" x 5'10"
Bedroom 2	3509 x 4271mm	11'6" x 14'0"
Bedroom 3	3065 x 3436mm	10'1" x 11'3"
Bedroom 4	2978 x 3231mm	9'9" x 10'7"
Bathroom	2250 x 1698mm	7'5" x 5'7"

(Approximate dimensions)

**KEY**

B	wm	td
ST	fr	w
BH ST	dw	↔

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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