

FREEHOLD



House - Detached (EPC Rating: )

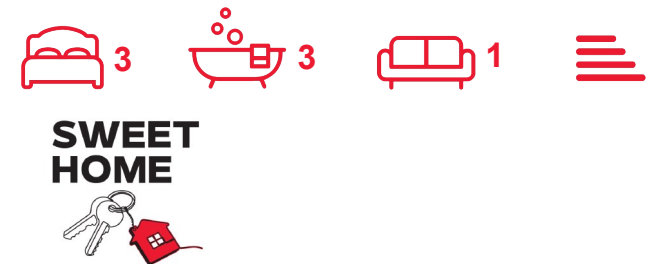
# 12 SOUTER GARDENS, COATBRIDGE, ML5 4SE

Offers over

## £229,995

### FEATURES

- 3 spacious bedrooms
- Built in 2016
- Family bathroom upstairs
- Kitchen with patio doors
- Detached modern house
- En-suite master bedroom
- Utility Room
- Enclosed rear garden

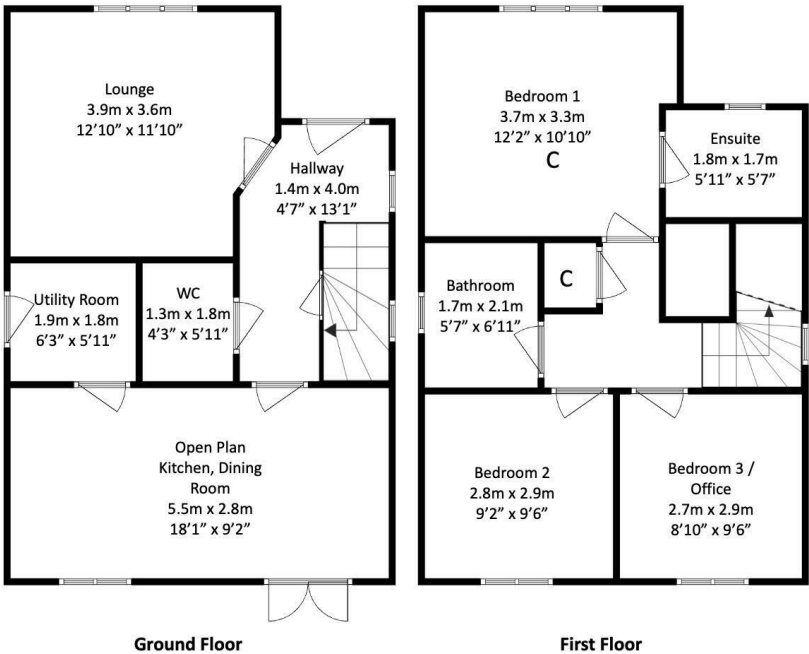


# 3 Bedroom House - Detached located in Coatbridge

\*\*\*\*\* Earl Grove Estate Home Report £240,000 \*\*\*\*\*  
 Caroline Morrison of Sweet Home Scotland is proud to welcome you to this fantastic three-bedroom detached house located in the desirable area of Souter Gardens, Coatbridge. Built in 2016, this modern property offers a spacious 1,098 square feet of living space, perfect for families or those seeking a comfortable home.


As you step through the front door, you are greeted by a welcoming hall that leads to the upper floor. The ground floor features a bright and airy lounge, ideal for relaxation, alongside a convenient WC and utility room. The open plan dining room flows seamlessly into the contemporary kitchen, which boasts patio doors that open up to the enclosed rear garden. This outdoor space is truly a gem, featuring a lovely decking area, lawn, a patio, and even a hot tub—perfect for entertaining or unwinding after a long day.

On the upper floor, you will find a family bathroom and three well-proportioned bedrooms, including a master suite with its own en-suite bathroom for added privacy. Additionally, there is a loft with a drop-down ladder, providing extra storage space or potential for further development.



Call us on  
**07717504350**  
[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)  
<https://sweet-home.co.uk/>

Council Tax Band  
**E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 	

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 are advised to recheck the measurements.

