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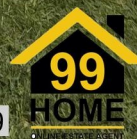
3 Bed Detached House In Higherness Way , Coatbridge, ML5 5FL      £230,000

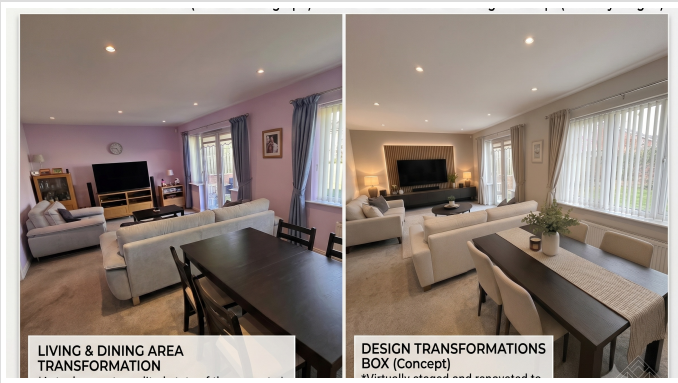


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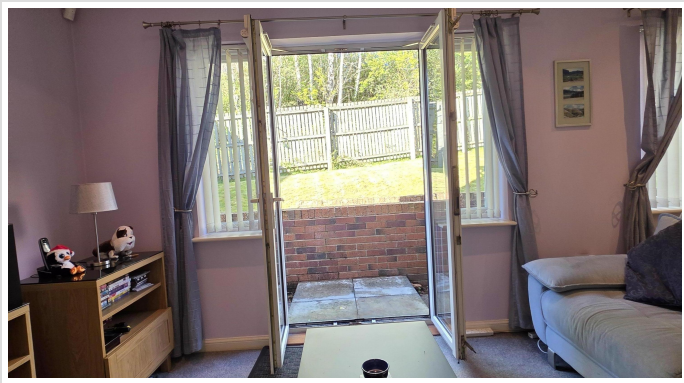
Ref:17019





LIVING & DINING AREA TRANSFORMATION

DESIGN TRANSFORMATIONS BOX (Concept)  
 Digitally staged and presented to



## SHORT DESCRIPTION

Property Ref: 17019 Property description 3 Bedroom Detached Villa Integral Garage & Driveway Private Rear Garden Spacious Lounge with French Doors Principal Bedroom with En-Suite Higherness Way, Coatbridge ML5 | 3 Bedroom Detached Villa | Garage & Driveway Offers Over £230,000 3 Bedroom Detached Villa, Higherness Way, Coatbridge ML5 is a bright, spacious and well-presented move-in ready family home offering generous accommodation inside and out, set in a location that works well for family life and commuting. Set within a popular and well-established residential development in Coatbridge, this three-bedroom detached villa offers a practical layout well suited to modern family living. The entrance hallway leads through to a generous lounge where French doors open directly onto the rear garden, creating an easy connection between inside and out and making the space ideal for both everyday family life and entertaining. The kitchen is well designed and thoughtfully laid out, while a ground-floor WC adds everyday convenience. Upstairs, the principal bedroom provides a quiet and private setting, complete with its own en-suite shower room. Two further bedrooms provide flexible space for children, guests or a dedicated home office, with a modern family bathroom completing the upper floor. Outside, the private rear garden offers real space to relax and play, while the front garden, driveway and integral garage provide ample parking and storage. Drumpellier and Strathclyde Country Parks are on the doorstep, offering walking, cycling and open green space whenever you need it. Drumpellier Golf Club is a short distance away, and a range of primary and secondary schooling is available locally, further enhancing the home's appeal for families. Coatbridge town centre is close at hand, offering a varied mix of restaurants, bars, cafés and everyday amenities, alongside the popular Time Capsule Leisure Complex, Showcase Cinema and Hollywood Bowl tenpin bowling. The nearby Summerlee Museum of Scottish Industrial Life is a popular local attraction. Eurocentral, a major business, logistics and industrial hub, is nearby, making this a practical base for professionals working across the central belt. Coatbridge sits on the M8 corridor between Glasgow and Edinburgh, making it particularly well placed for commuters by road. The M8, M73 and M74 are all easily accessible, offering strong road connections across the central belt, while nearby rail stations offer regular direct services to both Glasgow and Edinburgh. A summary Home Report is available on request and is recommended reading prior to arranging a viewing. For buyer confidence, all offers and legal work will be handled through, and the sale managed by, our appointed local conveyancing solicitor. NOTE REGARDING PROPERTY CONTENTS: The property is chain-free and offers flexible handover options for the successful buyer. A ready-to-move-in contents package will be included as an option with any successful offer, including furniture, appliances and household items. For buyers who want a straightforward move, this could help reduce upfront furnishing costs, avoid delivery delays and make the property easier to settle into from day one. The successful buyer can choose to take the contents for a convenient turnkey move, or request a fully cleared handover if they already have their own furnishings. Virtual Design Concept Images Some photographs included within this listing contain digitally created before and after design concepts. These images are provided solely to illustrate the potential appearance and use of certain rooms and outdoor spaces following refurbishment, redecoration or alteration. The enhanced images are artist's impressions only and do not represent the property's current condition, fixtures, fittings or layout. Prospective purchasers should rely on their own inspection of the property and the Home Report when making decisions. Early viewing is recommended. Property Type: Detached House Full selling price: £230000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: E EPC rating: C Measurement: 968.752 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway, Private Heating Type: Gas Central Heating Chain free or Chain Sale: Chain free Possession of the property: Vacant -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

# FLOOR PLAN

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

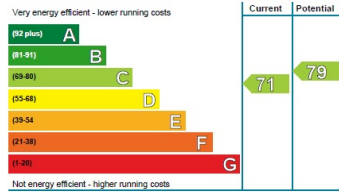
Date of certificate: 09 April 2026 Approved Organisation: Elmhurst  
 Total floor area: 90 m<sup>2</sup> Main heating and fuel: Boiler and radiators, mains gas  
 Primary Energy Indicator: 186 kWh/m<sup>2</sup>/year

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

Estimated energy costs for your home for 3 years*	£3,876	See your recommendations report for more information
Over 3 years you could save*	£423	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

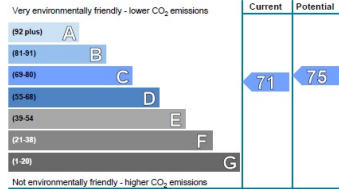


### Energy Efficiency Rating

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

Your current rating is **band C (71)**. 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 your recommendations report.



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

This graph shows the effect of your 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.

Your current rating is **band C (71)**.

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

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting	£90 - £105	£93.00
2 Condensing boiler	£2,200 - £3,500	£333.00
3 Solar photovoltaic (PV) panels	£8,000 - £10,000	£606.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you compare improvements can be found in your recommendations report.

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