



LINGLEY AVENUE, AIRDRIE OFFERS OVER £115,000

Freehold

Kirkland Estate Agents are delighted to present to the market this Three bedroom semi detached home situated in Lingley Avenue, Airdrie.

- 3 Bedrooms
- Dining area
- Enclosed rear gardens
- Fitted Kitchen
- Lounge

Kirkland Estate Agents are delighted to present to the market this Three bedroom semi detached home situated in Lingley Avenue, Airdrie.

This property would be perfect for a first time buyer, someone looking to downsize or a buy to let investor.

The property offers generous living accommodation across two levels comprising a bright spacious lounge with front facing views over looking Lingley Avenue, dining, a fitted kitchen with integrated appliances, base and wall storage units and rear door access to the fully enclosed rear garden, three large double bedrooms & a family shower room.

This property further benefits from gas central heating, double glazing throughout and private fully enclosed rear garden.

Lingley Avenue is located in the residential area of Gartlea made up of similar house styles. It is close to local primary and secondary schools, shops, retail outlet, leisure centre, and swimming pool which is a short walk away in Airdrie Town Centre, within the town centre you will also find a great selection of bars and restaurants.

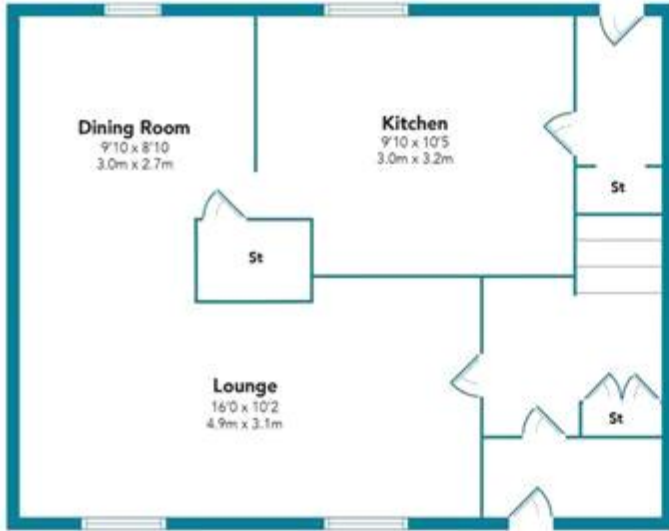
Council Tax Band: C

Tenure: Freehold

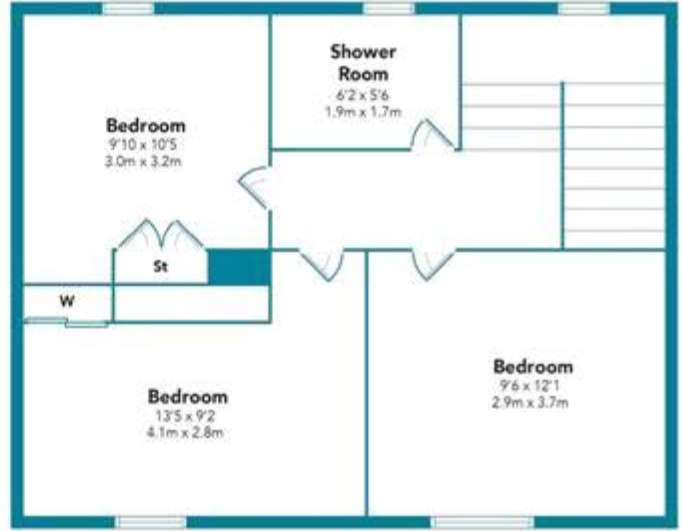


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GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale
Produced by Plush Plans Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland	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 purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.