



WEST KIRK STREET, AIRDRIE OFFERS OVER £72,500 Freehold

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On arrival at the property, there are parking facilities for both residents and visitors. A private entrance and garden.

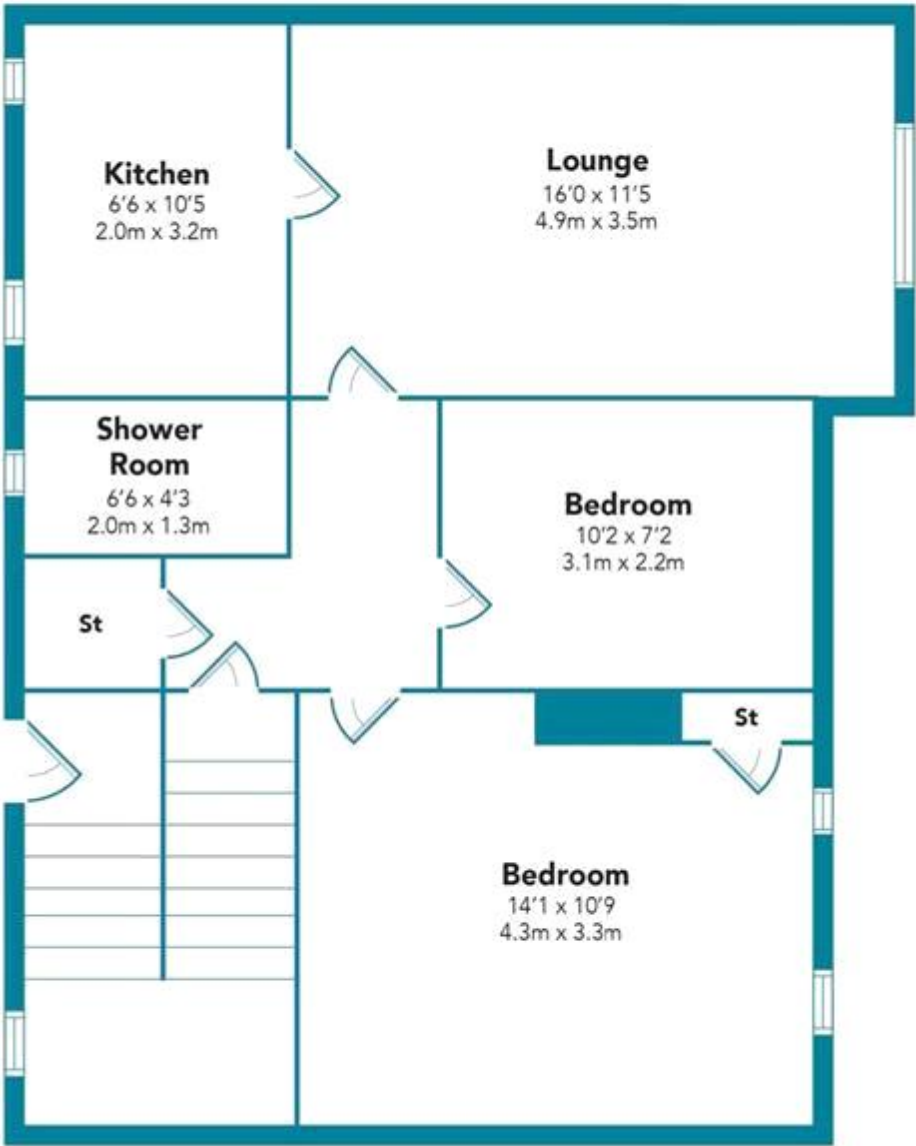
Internally the accommodation comprises a reception hallway, a large lounge area, modern fitted kitchen, two double bedrooms and a modern shower room. The home is heated via gas central heating and double glazed windows are installed throughout.

Airdrie has the majority of every day shopping needs. There is a great choice of restaurants, bistros, pubs. The property is located within popular school catchments. For those commuting by public transport there are regular bus and train services from Airdrie to the surrounding towns and cities including Glasgow and Edinburgh. The M74 motorway provides excellent access to the central belt linking the surrounding towns and cities.

Tenure: Freehold



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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/fitments 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.