



## VIEWBANK AVENUE, AIRDRIE OFFERS OVER £75,000 Freehold

Kirkland Estate Agents are proud to present to the market this upper three bedroom cottage flat that is presented in walk in condition, situated within Calderbank of Airdrie. EPC Rating : D

Kirkland Estate Agents are proud to present to the market this upper three bedroom cottage flat that is presented in walk in condition, situated within Calderbank of Airdrie. EPC Rating : D

A staircase from the entrance hallway grants access to the upper level which then leads into large hallway, providing full access to all rooms on the one level. As you progress down the hallway you come to the large Livingroom, providing excellent views of the tranquil greenery across the road as well as seeing the sun set due to its south facing location. Just off the hallway is the large kitchen area with lots of storage space and enough space for a small table. Located next to the kitchen is the main family bathroom.

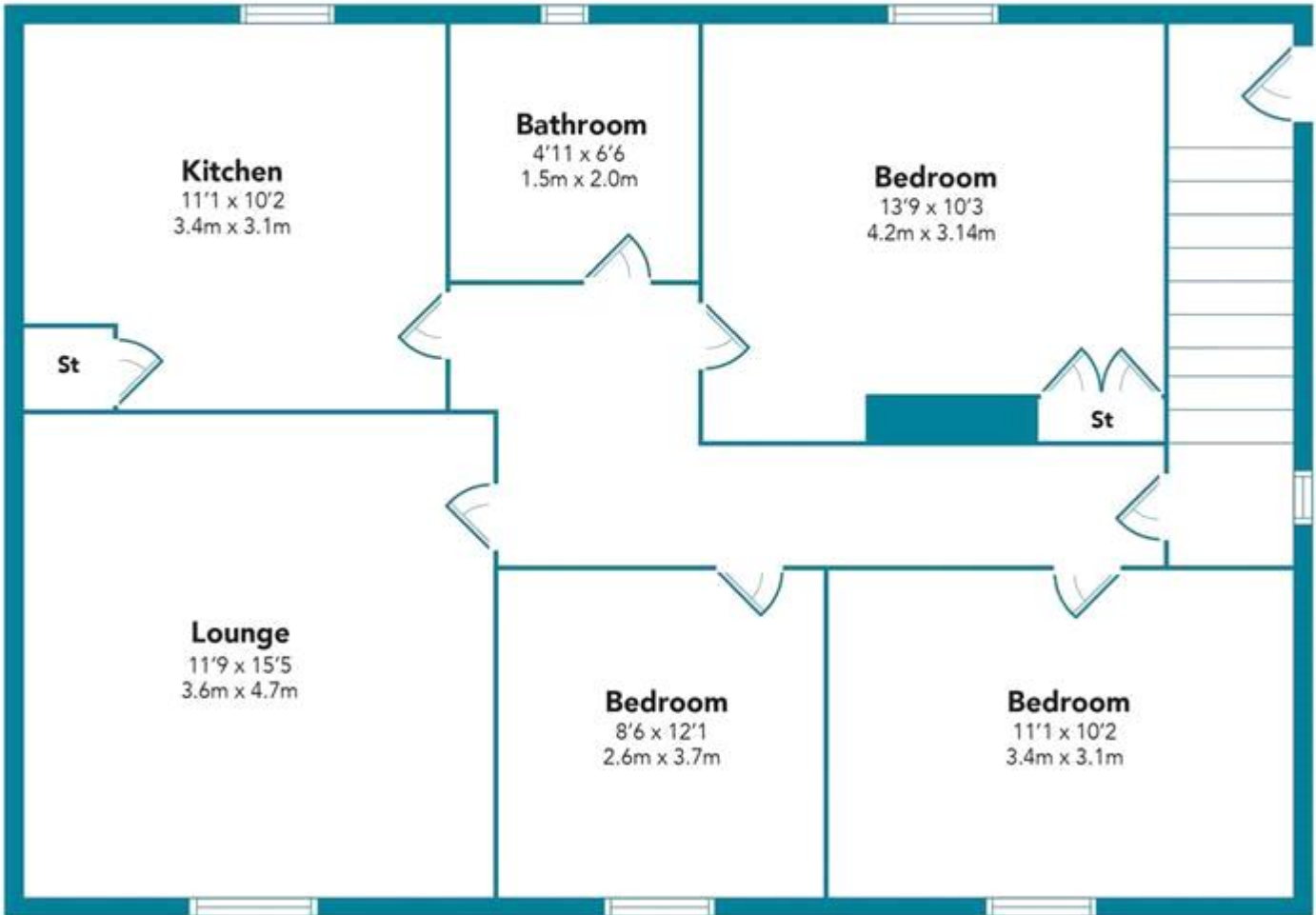
Calderbank is a village just outside of the town of Airdrie with access to local Primary Schools and high schools a short drive away. There are local amenities including shops, a pharmacy, Doctor Surgery, bar, and takeaways within the village of Calderbank.

Tenure: Freehold






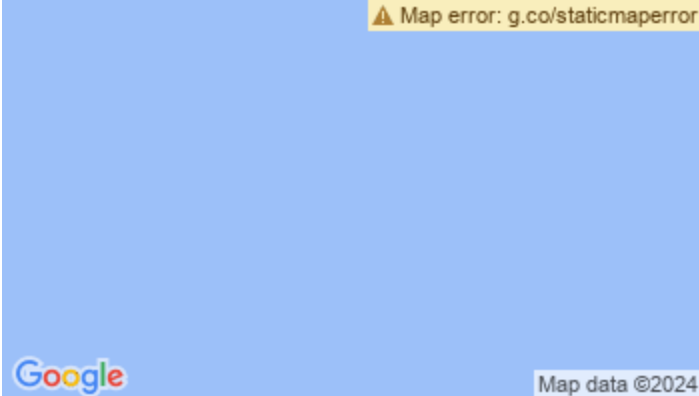
**VIEWBANK AVENUE, AIRDRIE**  
**OFFERS OVER £75,000** Freehold



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	58	59	
(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		

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.