



## **BROOMFIELD STREET, AIRDRIE**

### **£850 PCM**

**LET AGREED**

Kirkland Letting Agents are delighted to present to the rental market this refurbished two bedroom semi-detached villa situated in the Gartlea area of Airdrie.

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Entering the spacious hallway giving access to the living room with large window allowing more natural light, newly fitted stylish kitchen with both wall and floor units and new fitted modern bathroom with over the bath shower. The first floor has two double bedrooms with a spacious hallway which could allow a study area.

The property has been freshly decorated throughout with new carpets and flooring in all rooms.

Further benefits are large driveway to the side, private gardens to the front and rear, double glazing throughout, gas central heating with some outside storage in the cellar.

Airdrie has the majority of everyday shopping needs. There is a great choice of restaurants, bistros, pubs. The property is located within popular school catchment area. 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 M8 & M74 motorway provides excellent access to the central belt linking the surrounding towns and cities.

EPC Rating D67  
Council Tax Band B  
Landlord Registration Number: pending  
Scottish Lettings Agent Registration Number: LARN2305008

Council Tax Band: B (North Lanarkshire Council)  
Deposit: £950



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

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.

