



HEATHERBANK WALK, AIRDRIE OFFERS OVER £165,000 Freehold

Kirkland Estate Agents are proud to present to the market this three bedroom semi detached extended family home. Situated within this extremely popular residential estate, which is sure to appeal to a whole host of buyers. EPC Rating: C.

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The property showcases flexible family living throughout, with the ground floor having a entrance vestibule, front facing lounge, modern fitted kitchen, conservatory, utility space, WC & dining area which can be used as a third bedroom.

The upstairs of the property has two well sized bedrooms and family bathroom.

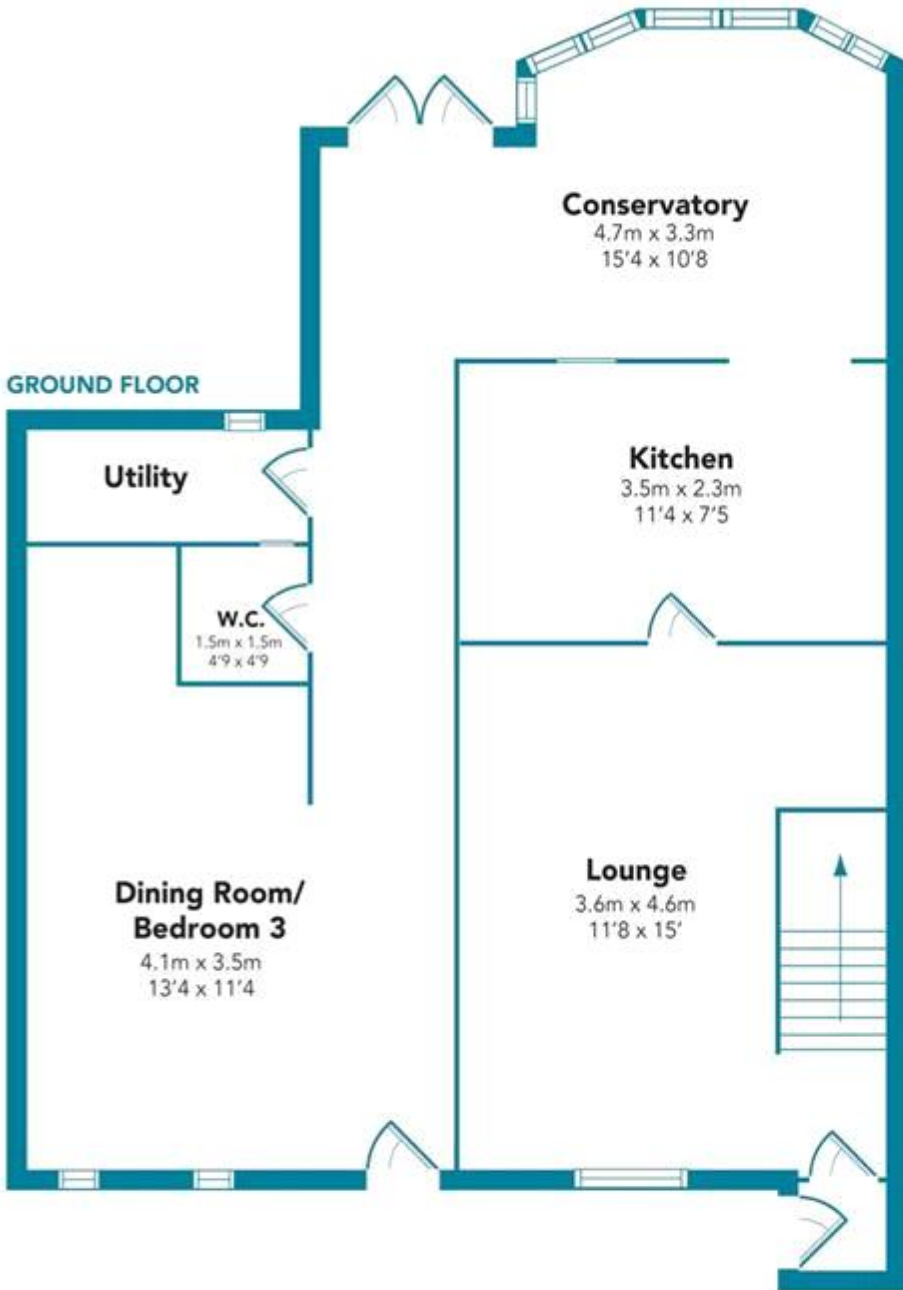
The outside of the property has a large driveway & lawn space. With the rear of the property having patio areas and lawn.

Airdrie has a good selection of shops and schools and the town offers quick and easy access to all the major motorway networks for commuting throughout the central belt. Coatdyke Train Station is just a short walk away.

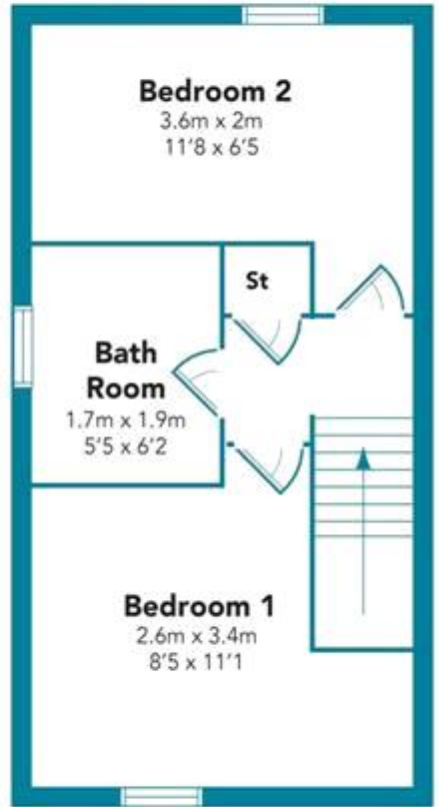
Tenure: Freehold



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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		87
(69-80) C	74	
(55-68) D		
(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.