



North Bridge Street  
Airdrie  
ML6 6NL

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# Offers Over £99,000

An impressive and beautifully presented two-bedroom flat, situated within a quiet, purpose-built development.

The property itself boasts low-maintenance facing brick and sleek white render, set beneath a durable concrete-tiled roof. Accessed via a secure, controlled front door, which leads to all apartments.



Surrounding the development are level pavements, well maintained lawned areas, and generous resident and visitor parking spaces.

Internally, the flat is in immaculate condition and would make the perfect purchase for any first time buyer, a small family or someone looking to enter the buy to let market.



The accommodation comprises a welcoming hallway with a spacious walk-in cupboard.



The living room is generously proportioned, featuring two large windows that flood the room with natural light.

**Home Report Valuation  
£105,000**

Council Tax Band D

EPC Rating B



A modern kitchen with units along three walls, providing ample worktop space, along with an integrated hob, oven, dishwasher and stainless steel sink.



The master bedroom, again with a large window, is complemented by a modern mirrored sliding wardrobe and a stylish en suite.



The en suite is equipped with an LED mirror and a sleek white three-piece suite, comprising a shower, wash hand basin, and W.C. The lower half of the room is finished in a marble effect.

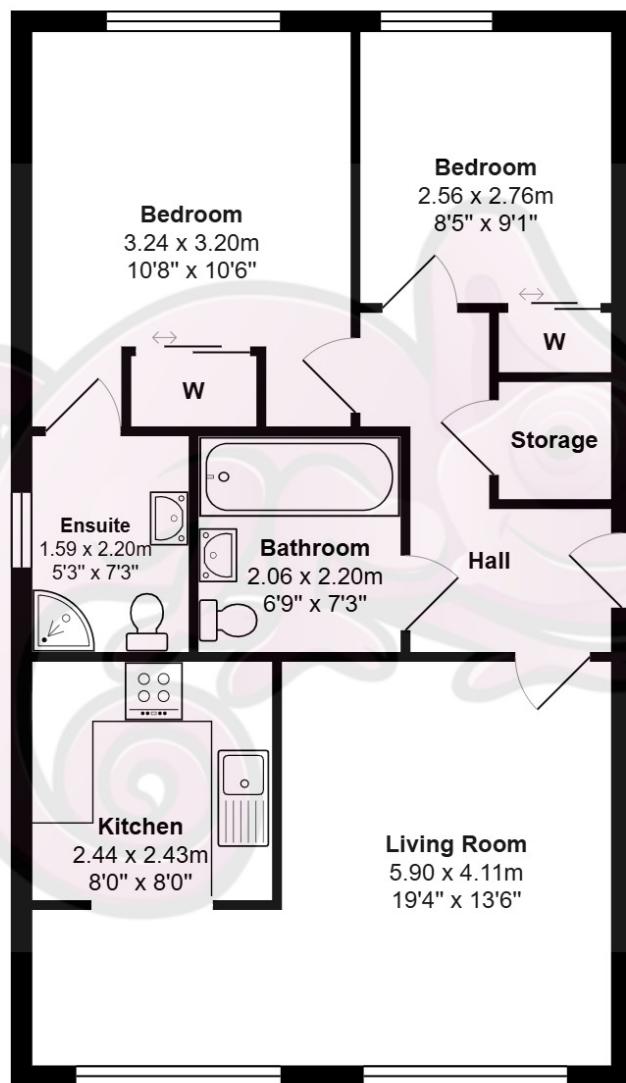
The second bedroom also benefits from mirrored wardrobes.

The bathroom includes a wash hand basin, panelled bath, and W.C.

The property further benefits from gas central heating and double-glazed windows.

## Vendor Comments

*I have owned the property for 8 years, originally as a single person, then as a couple and finally as a small family with a child. It has been the perfect home throughout each of those phases and it will be sadly missed.*



Total Area: 62.2 m<sup>2</sup> ... 669 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

The property is located near local amenities such as supermarkets, bars and restaurants. Monklands Hospital is also just a five minute walk away. The M8 motorway is also accessible by car from the property in just ten minutes making easy road transport links to both Glasgow and Edinburgh.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

