



**Kenilworth Drive**

**ML6 7EY**

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# Offers Over £69,995

This well-presented and generously proportioned 2-bedroom Lower Cottage Flat offers bright, spacious accommodation across one level, with a private double driveway to the front and an enclosed rear garden. Located on Kenilworth Drive in Airdrie, the property is ideal for first-time buyers, downsizers, or buy-to-let investors.



Constructed in a traditional style, the home features rendered external walls and a hipped tiled roof. Internally, it is in good condition throughout.



Access is gained via a welcoming entrance hallway, which leads to all main apartments. To the front, the generously sized lounge enjoys excellent natural light and space for both lounge furniture and a dining area.



The kitchen, located to the rear, is fitted with a range of base and wall-mounted units, generous worktop space, and an integrated hob and oven. A brand new gas boiler has recently been installed. A rear door from the kitchen leads directly into the private rear garden.

**Home Report Valuation  
£75,000**

Council Tax Band A

EPC Rating C



The garden is fully enclosed and laid mainly to lawn, offering a low-maintenance outdoor space.



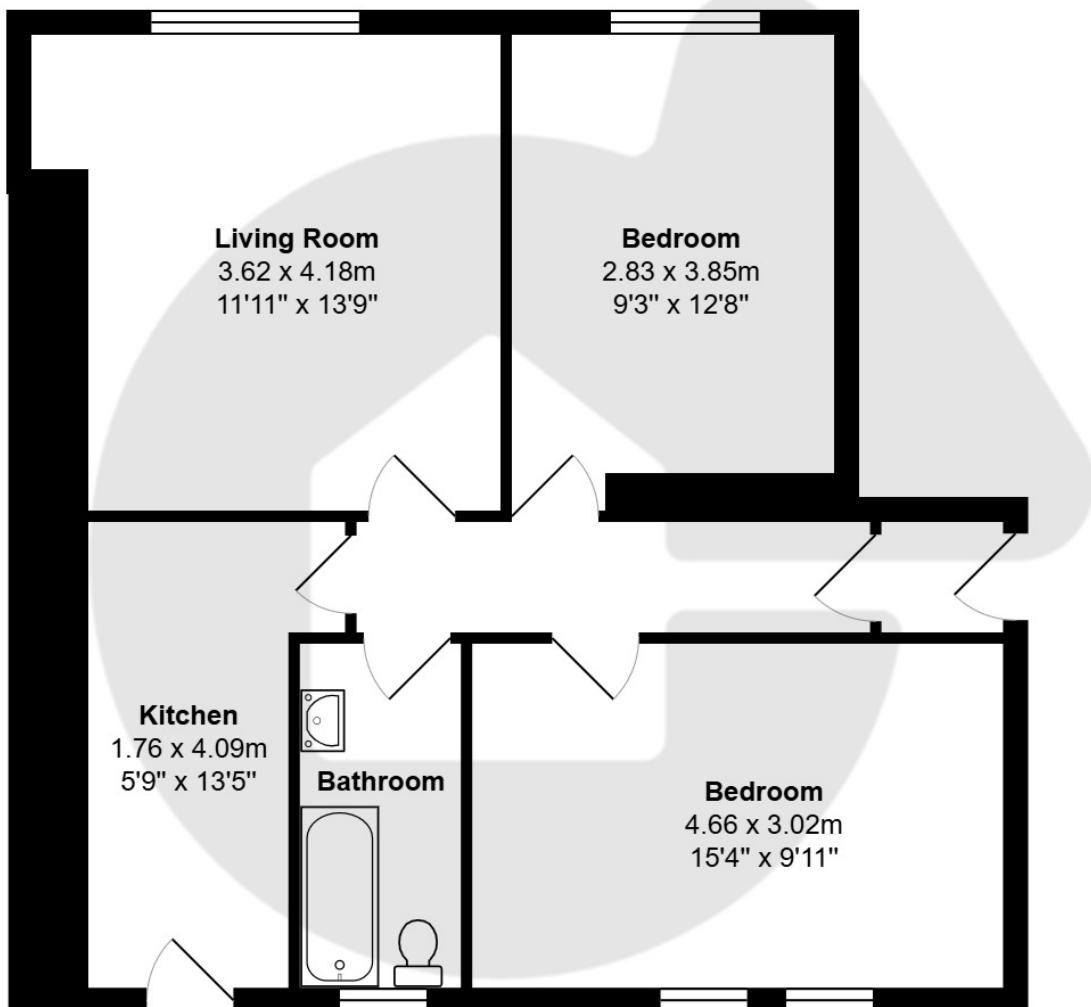
There are two spacious double bedrooms, each with good natural light. The accommodation is completed by a bathroom fitted with a white three-piece suite comprising bath with over-bath shower, wash hand basin, and WC, along with splashback tiling and an opaque window.



Externally, the home benefits from a tidy front garden and a double driveway offering convenient off-street parking.

Additional features include gas central heating with a brand new boiler and double glazing throughout.

## Vendor Comments



## Location

Kenilworth Drive sits in a settled part of Airdrie, close to everyday essentials like local shops, cafes, and schools. It's just a short drive from Airdrie town centre where you'll find supermarkets, leisure facilities, and more dining options. For commuters, the nearby M8 motorway and Airdrie train station make getting around easy, with quick links to Glasgow and Edinburgh. Plus, there are plenty of parks and green spaces nearby for outdoor activities.





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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.

