



Flowerhill street  
Airdrie  
ML6 6BE

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## Offers Over £63,000

This well-presented and generously proportioned two-bedroom ground-floor flat offers bright, spacious accommodation. Located on Flowerhill Street 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 pitched tiled roof. Internally the flat is well presented throughout and would make an excellent first time buy or indeed a really popular buy to let investment.

Access is gained via a security door, which leads to all main apartments. At the front of the building there are level lawned areas with a central pathway. The rear garden comprises an enclosed communal space, offering a low-maintenance outdoor area including drying poles.



Internally the flat is c. 700 sq ft which makes this a great size and has excellent sized rooms including a large main lounge, breakfasting sized kitchen and a modern bathroom.

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## Home Report Valuation £65,000





The accommodation comprises a spacious hallway with a walk-in cupboard and a further cupboard housing electric meters.

The main lounge is a large spacious area adjacent to the kitchen and has ample natural light and plenty of space for furniture. The kitchen, located to the front, is fitted with a range of base and wall-mounted units, generous worktop space, and a new integrated hob and oven. There is space for a free standing fridge freezer and also a clever breakfast bar area at one side.

There are two spacious double bedrooms, each benefiting from built in wardrobes. The accommodation is completed by a bathroom fitted with a white three-piece suite comprising a bath with over-bath shower, wash hand basin, and WC



Externally, there is street parking available in close proximity and the building itself has a nice open outlook and is within convenient walking distance of the town centre.

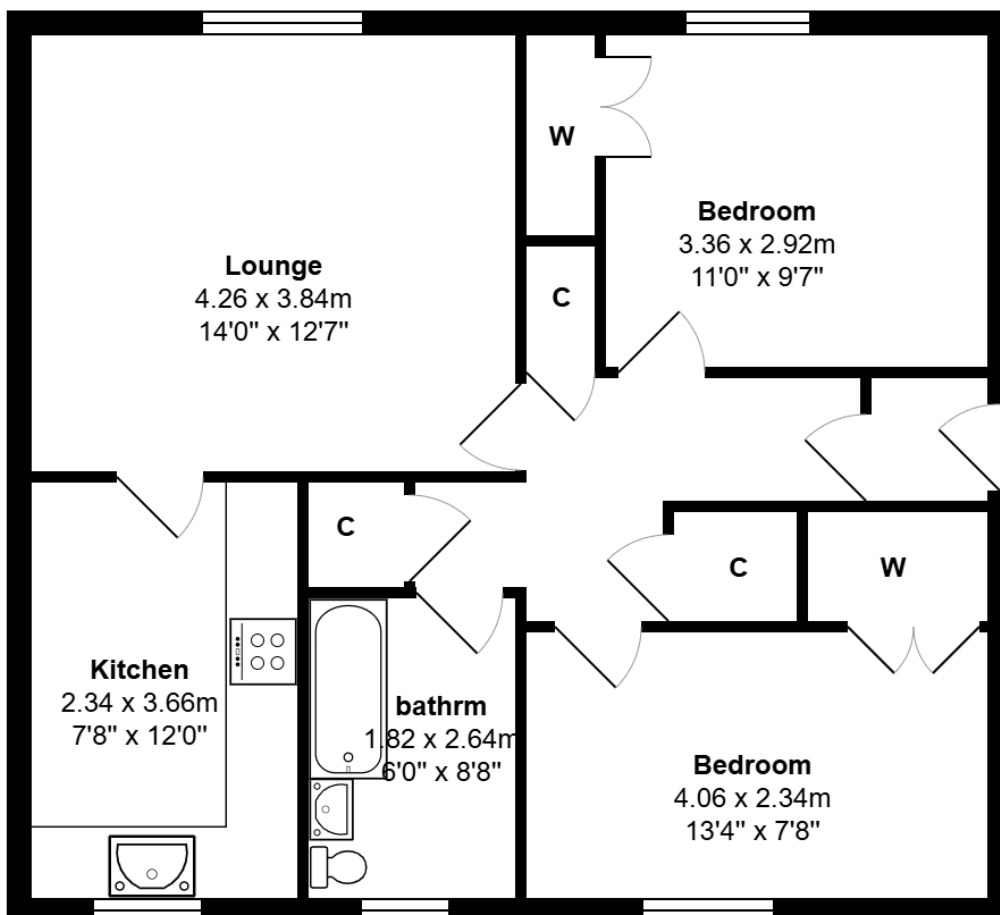
The property further benefits from central heating, double glazing and security controlled entry.



## Vendor Comments

*This has been a great property which I bought many years ago and is such a convenient location.*

53a, Flowerhill Street, Airdrie, ML6 6BE



Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Flowerhill Street is a settled part of Airdrie, close to everyday essentials such as local shops, cafés, and schools. It is just a short drive from Airdrie town centre, where you will 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. There are also plenty of parks and green spaces nearby for outdoor activities.







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