

# 11 Gartlea Avenue

AIRDRIE, ML6 9LR



*A bright and airy two-bedroom lower cottage flat. The flat would be a super acquisition for a wide variety of purchasers.*



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McEwan Fraser Legal is delighted to bring to the market this spacious two-bedroom lower cottage flat, positioned in a popular pocket of Airdrie. The flat would be a super acquisition for either a first-time buyer(s), buy-to-let investment, or those downsizing. It has been designed to maximise the natural available light to create a bright ambience.

# THE LOUNGE



The main door entrance leads to all apartments. The lounge is a good size and is flooded with natural light.

# THE KITCHEN



The kitchen comes with a range of units and a contemporary work surface, creating a fashionable and efficient workspace. The added bonus is the host of integrated appliances.

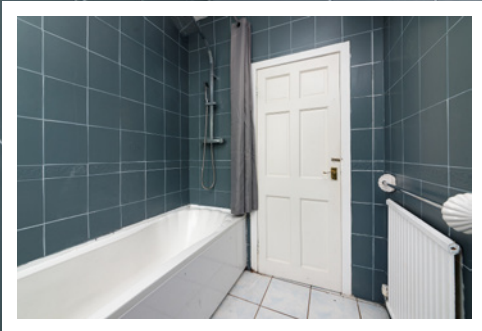




The bright and airy bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.

Externally, there are well-maintained garden grounds and off-street parking. Double glazing and gas central heating are in place throughout to create a warm, yet cost-effective way of living all year round.

## THE BATHROOM



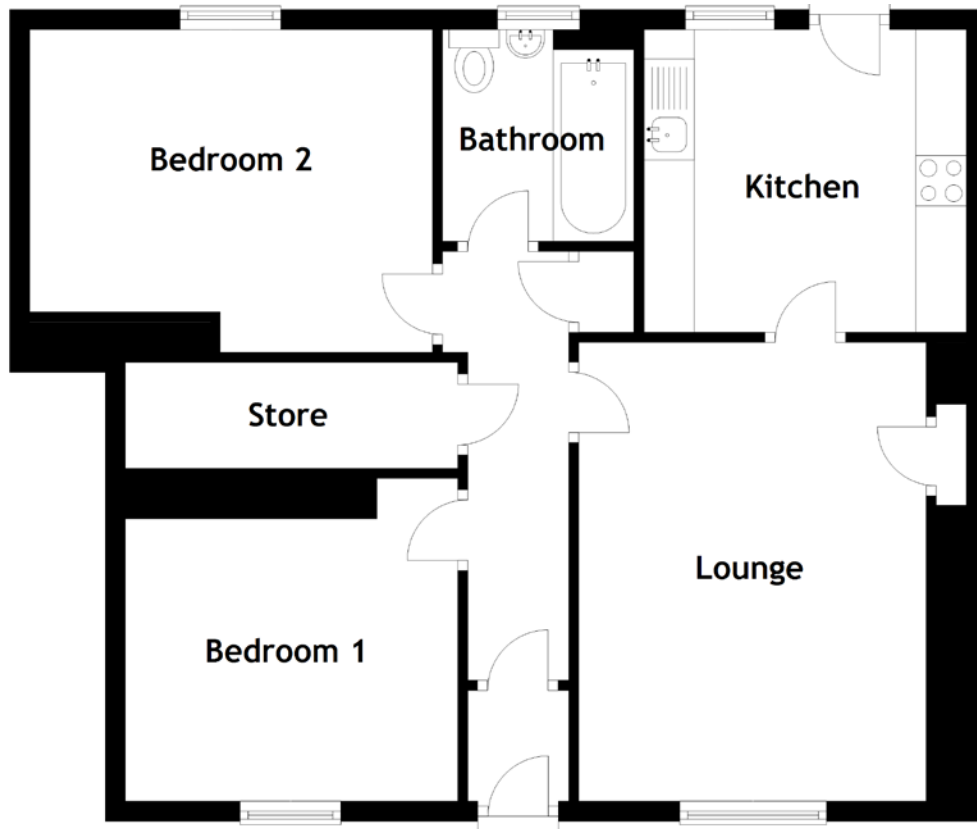
# BEDROOM 1



# BEDROOM 2



# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

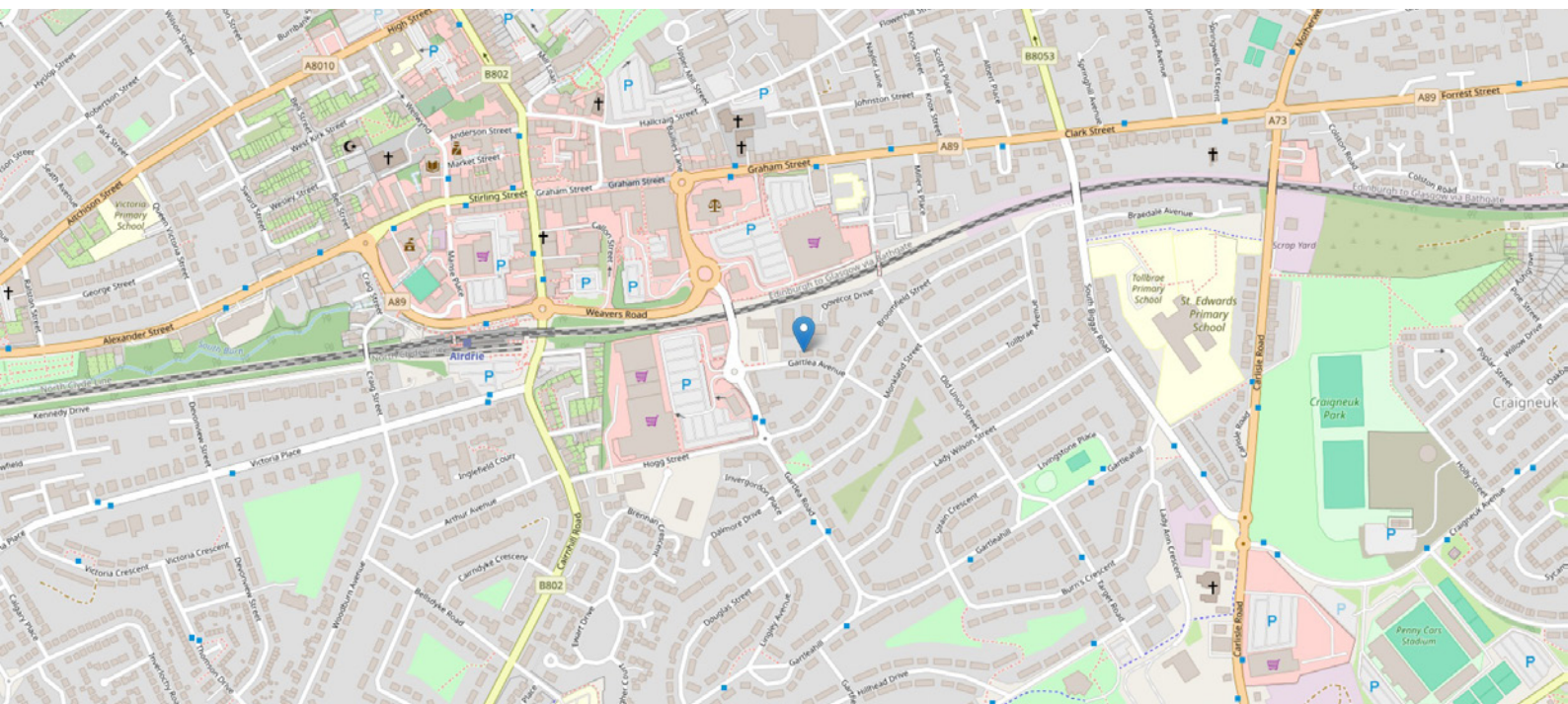
Lounge 4.55m (14'11") x 3.45m (11'4")  
 Kitchen 3.20m (10'6") x 3.00m (9'10")  
 Bathroom 2.10m (6'11") x 1.90m (6'3")  
 Bedroom 1 3.30m (10'10") x 3.20m (10'6")  
 Bedroom 2 4.00m (13'1") x 3.20m (10'6")

Store

3.30m (10'10") x 1.05m (3'5")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
 EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



# THE LOCATION

Welcome to Airdrie, a bustling town in North Lanarkshire, Scotland, where opportunity and community converge in a vibrant urban landscape. Situated just a stone's throw away from Glasgow and Edinburgh, Airdrie boasts a strategic location that offers easy access to major transportation routes and bustling city centres. This prime position makes it an ideal hub for businesses seeking to tap into Scotland's thriving economy.







Airdrie's commercial landscape is as diverse as its residents, with a dynamic mix of retail outlets, restaurants, cafes, and professional services catering to the needs of both locals and visitors alike. Whether you're looking to set up shop in a bustling high street or establish a presence in a modern business park, Airdrie offers a range of commercial properties to suit every need and budget.

The town's vibrant atmosphere is further enhanced by its strong sense of community, with local events, festivals, and markets drawing crowds from near and far. This close-knit community spirit creates a welcoming environment for businesses, fostering loyalty and support from patrons and neighbours alike.

With ample parking, excellent transportation links, and a steady flow of foot traffic, Airdrie provides the perfect setting for businesses to thrive and grow. Whether you're a budding entrepreneur looking to start a new venture or an established company seeking to expand your reach, Airdrie offers endless possibilities for success.



  
**McEwan Fraser Legal**  
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**Part  
 Exchange  
 Available**



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 Area Manager



Layout graphics and design  
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 Designer

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