



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**53 Broomfield Street**

AIRDRIE, ML6 9LT

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Airdrie is perfectly positioned for commuting with a comprehensive motorway network giving swift commuting access to all major towns and cities in Scotland and the south. Airdrie Railway Station is a stone's throw away from the property, which gives access to Glasgow, Edinburgh and surrounding areas.

The property itself is well placed for both Airdrie and Coatbridge town centres and a full choice of amenities including a wide range of supermarkets, shops, bars, restaurants, sports and recreational facilities as well as Airdrie Community Health Centre close by. Monklands Hospital is less than 1.5 miles away and there is a choice of excellent primary and secondary schooling.

McEwan Fraser Legal are delighted to offer for sale this 2 bedroom, upper cottage flat, situated within the hugely popular location of Gartlea in the bustling town of Airdrie. This property would be a super acquisition for either a first-time buyer, Buy-To-Let Investor or an elderly buyer looking to downsize. Its location offers great commuting links as well as being within a short stroll to all local amenities, schooling catchments, and train stations.

The property which has the advantage of its own front door access, offers very well presented accommodation comprising of a welcoming entrance stairway, spacious lounge, kitchen, 2 double bedrooms and family bathroom.

The property further benefits from gas central heating, double glazing, enclosed garden to the rear and private off street parking. All white goods are included in the sale.

McEwan Fraser Legal will consider Part Exchange for this property and mortgage finance can be available from as little as a 5% deposit (Under £3500).



# SPECIFICATIONS

## FLOOR PLAN, DIMENSIONS & MAP

### Approximate Dimensions

(Taken from the widest point)

Lounge 4.50m (14'9") x 3.40m (11'2")

Kitchen 3.20m (10'6") x 3.00m (9'10")

Bathroom 2.20m (7'3") x 1.90m (6'3")

Bedroom 1 4.50m (14'9") x 3.20m (10'6")

Bedroom 2 4.00m (13'1") x 3.20m (10'6")

Gross internal floor area (m<sup>2</sup>): 66m<sup>2</sup>

EPC Rating: C

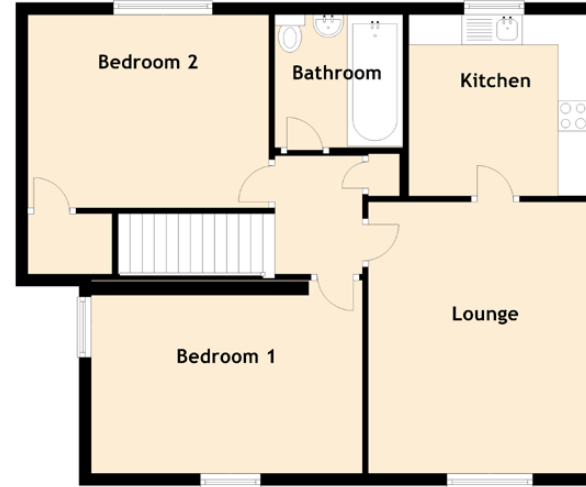


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