



West Kirk Street
Airdrie, ML6 0BX

move  **on**

West Kirk Street
Airdrie
ML6 0BX

Ground floor flat

2 Bedrooms
1 Reception
1 Bathroom



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KEY FEATURES

- Ground floor flat
- Own main door entry (access from rear of building)
- Bright lounge with neutral decor
- Good sized kitchen with white wall and floor units, tiled flooring & splashback
- 2 double bedrooms including an impressive main bedroom
- 4-piece bathroom suite
- Great storage
- Communal residents garden to rear. On street parking
- Close to local amenities, shops, supermarkets, schools, and public transport links
- COUNCIL TAX BAND: A - EPC RATING: C

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West Kirk Street, Airdrie, ML6 0BX

Move On are delighted to present to the market this 2 bedroom, ground floor flat in Airdrie - West Kirk Street.

Entered via the rear of the building, this good sized flat features a bright, front facing lounge with neutral decor and carpeted flooring; fitted kitchen with white wall and floor units, contrasting worktops, tiled flooring and splashback; 2 bedrooms; and a 4 piece bathroom suite. There is great storage in the property, gas central heating and double glazing.

Externally there is a communal residents garden area with a paved patio, drying green, lawn, and perimeter shrubs and trees. To the front is a further lawn area and on-street parking.

West kirk Street is located close to the High Street, with local amenities, shops, schools, and supermarkets nearby. The town of Airdrie is ideally positioned for those looking to commute by car, with the M8, M74 and M80 being easily accessible and linking central Scotland and further afield. For those travelling by public transport there are regular bus and train links from Airdrie to the surrounding towns and cities, including Glasgow and Edinburgh. There are lots of sports and recreational facilities nearby including Sports centres, gyms, country parks and golf courses.



ROOM MEASUREMENTS

Lounge: 5.08m (16' 8") x 3.45m (11' 4")

Kitchen: 3.27m (10' 9") x 2.08m (6' 10")

Bedroom 1: 6.00m (19' 8") x 4.70m (15' 5")

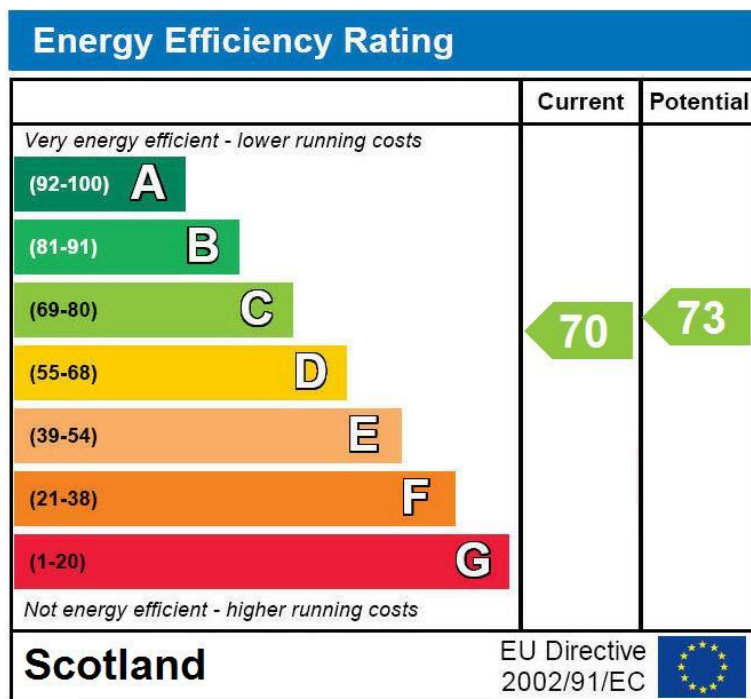
Bedroom 2: 3.30m (10' 10") x 2.20m (7' 3")

Bathroom: 2.50m (8' 2") x 2.30m (7' 7")



Floorplans are indicative only - NOT TO SCALE

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.

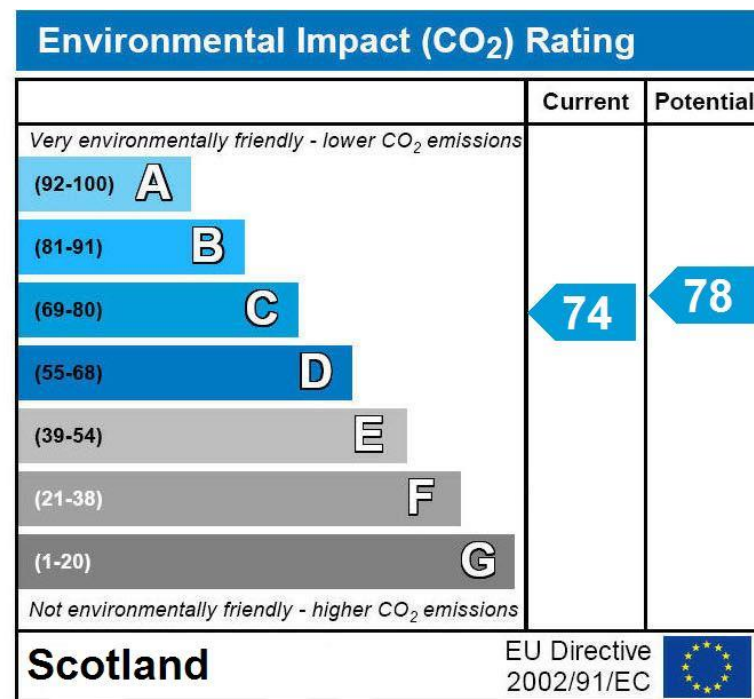


Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band C (70)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



Environmental Impact (CO₂) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band C (74)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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