

Flat - Purpose Built (EPC Rating: C)

# 16 LIVINGSTON PLACE, AIRDRIE, ML6 9LG

Offers over

# £115,000

## FEATURES

- 3 bedrooms, upper cottage flat
- Overlooks a swing park
- Spacious lounge area
- Shower room
- Quiet cul-de-sac location
- Entry hall with stairs
- Modern kitchen design
- Side drive for parking



**SWEET HOME**



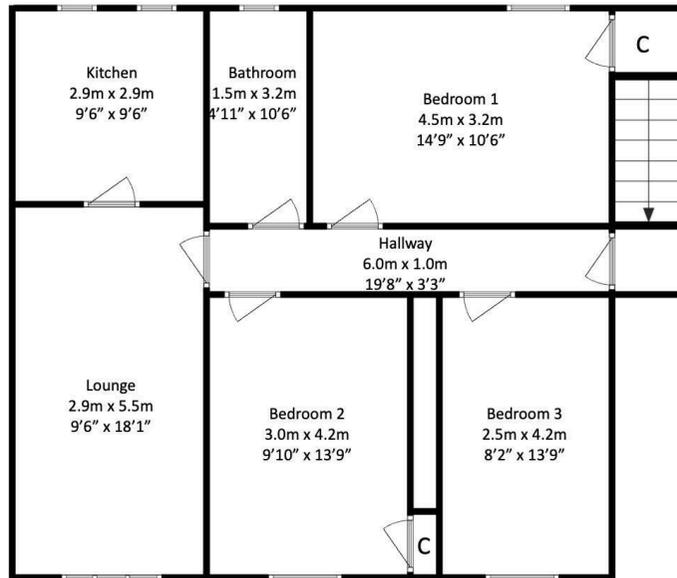
# 3 Bedroom Flat - Purpose Built located in Airdrie

Caroline Morrison of Sweet Home Scotland, Welcomes you to this charming three-bedroom upper cottage flat, nestled in a peaceful cul-de-sac on Livingston Place, Airdrie. This delightful home offers a perfect blend of comfort and convenience, making it an ideal choice for families or those seeking a tranquil living environment.

As you enter, you are greeted by a welcoming hallway and stairs that leads to all the main rooms. The spacious lounge is perfect for relaxation and entertaining, while the well-appointed kitchen provides ample space for culinary pursuits. The property features a modern shower room, ensuring that all your daily needs are met with ease.

One of the standout features of this flat is its picturesque view overlooking a nearby swing park, providing a lovely backdrop for outdoor activities and family fun. The side drive offers convenient off-street parking, and the rear garden presents a private outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Location is key, and this property does not disappoint. It is conveniently situated close to motorway links, making commuting a breeze. Airdrie station is also nearby, providing excellent transport options for those who travel regularly. Families will appreciate the proximity to both primary and secondary schools, ensuring that educational needs are well catered for.



Call us on

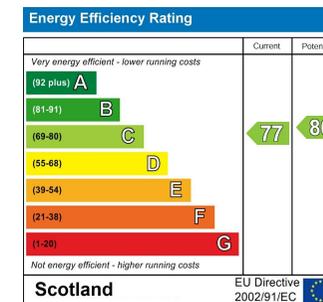
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<https://sweet-home.co.uk/>

**Council Tax Band**

**C**



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

