

FREEHOLD



Flat - Purpose Built (EPC Rating: D)

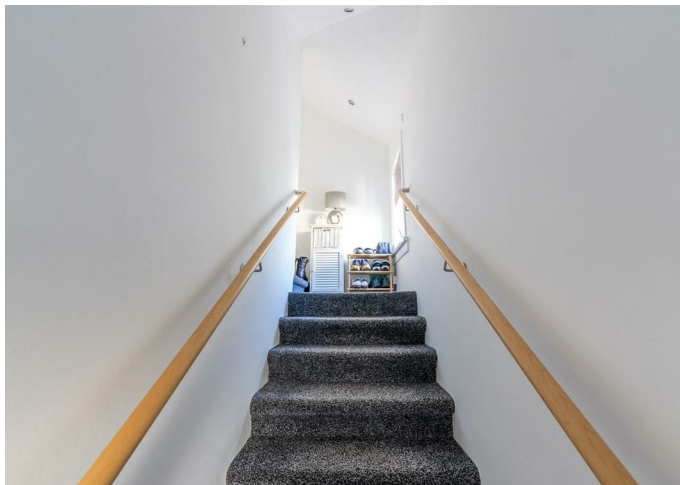
# 29 HILLRIGG AVENUE, AIRDRIE, ML6 7HD

Offers over

# £93,995

## FEATURES

- Upper Cottage Flat
- 2 Bedrooms
- Perfect for downsizers
- Garage at the rear
- Spacious lounge
- Ideal for first-time buyers
- Driveway and garden
- Purpose-built flat



**SWEET HOME**



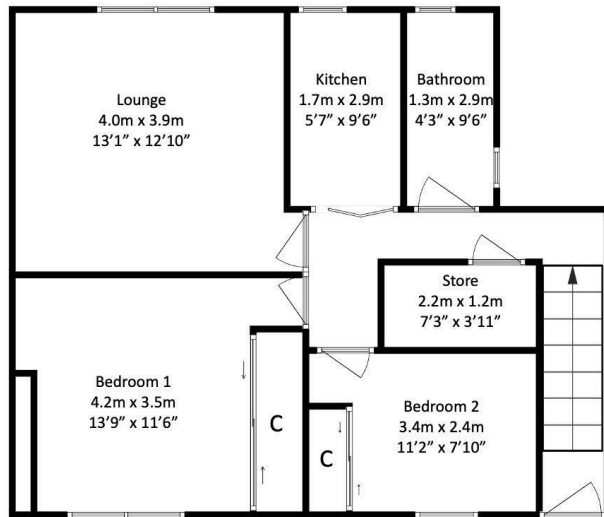
# 2 Bedroom Flat - Purpose Built located in Airdrie

Nestled on Hillrigg Avenue in Airdrie, this charming upper cottage flat offers a delightful living space perfect for first-time buyers or those looking to downsize. Built in 1930, this property combines classic character with modern convenience, boasting a generous 700 square feet of well-designed living space.

The flat features a welcoming reception room that serves as the heart of the home, providing a comfortable area for relaxation and entertaining. With two spacious bedrooms, there is ample room for rest and privacy. The well-appointed bathroom ensures that all your daily needs are met with ease. The kitchen is designed to be both functional and inviting, making it a great space for culinary adventures.

The property also benefits from a garden and a garage to the rear, offering additional outdoor space and storage solutions.

Situated in a great location, this flat is conveniently close to local amenities, making daily life both easy and enjoyable. Caroline Morrison of Sweet Home Scotland is proud to present this wonderful opportunity to own a piece of Airdrie's charm. Whether you are starting your property journey or seeking a more manageable living space, this upper cottage flat is sure to impress. Don't miss your chance to make this lovely home your own



Call us on


**01236 677500**

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

**Council Tax Band**

**A**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Scotland</b>		EU Directive 2002/91/EC 	

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.

