

FREEHOLD



Flat - Purpose Built (EPC Rating: )

# 17 ROCHSOLLOCH ROAD, AIRDRIE, ML6 9BB

Offers over

# £49,995

## FEATURES

- 1-bedroom flat, purpose-built
- Air source heat pump installed
- Easy access to M8 motorway
- Nearby schools and supermarkets
- Spacious lounge and kitchen
- Eco-friendly solar panels
- Close to Coatdyke Train Station
- Cash purchase preferred



**SWEET HOME**



# 1 Bedroom Flat - Purpose Built located in Airdrie

Caroline Morrison of Sweet Home Scotland is pleased to bring to the market this charming one-bedroom flat offering a perfect blend of comfort and convenience in Rochsolloch Road, Airdrie. The property features a well-designed layout that includes a welcoming hall, a spacious bedroom, bathroom, and a delightful lounge that seamlessly integrates with the kitchen.

One of the standout features of this flat is its energy-efficient heating system, which includes an air source heat pump and solar panels, making it an environmentally friendly choice for prospective buyers. The property is ideal for those seeking a low-maintenance lifestyle, with cash purchase preferred for a swift transaction.

The location is particularly advantageous, providing easy access to the M8 motorway, which serves as a vital link to the bustling central belt of Scotland. Residents will appreciate the proximity to a variety of amenities, including supermarkets and both primary and secondary schools, ensuring that all daily needs are met within a short distance. For those who prefer public transport, Coatdyke Train Station is just a short walk away, offering excellent connectivity to surrounding areas.

This flat is an excellent opportunity for first-time buyers or investors looking for a property in a vibrant community. With its modern features and prime location, it is sure to attract interest. Don't miss the chance to make this delightful flat your new home.

Call us on


**01236 677500**

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

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

**Council Tax Band**

**B**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

