

FREEHOLD



Flat - Purpose Built (EPC Rating: )

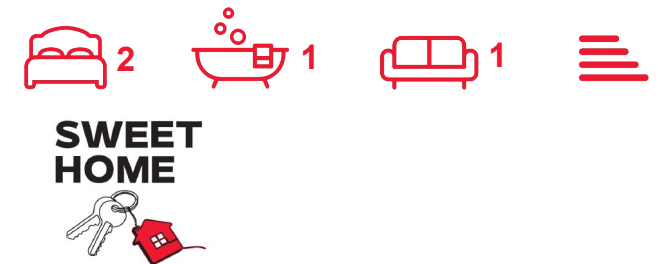
# 30 FASKINE AVENUE, AIRDRIE, ML6 9DX

Offers over

**£99,495**

## FEATURES

- 2 double bedrooms
- Main door access
- Close to Airdrie station
- Ideal for first-time buyers
- Family bathroom
- Front and rear garden
- Near schools and shops
- Purpose-built flat



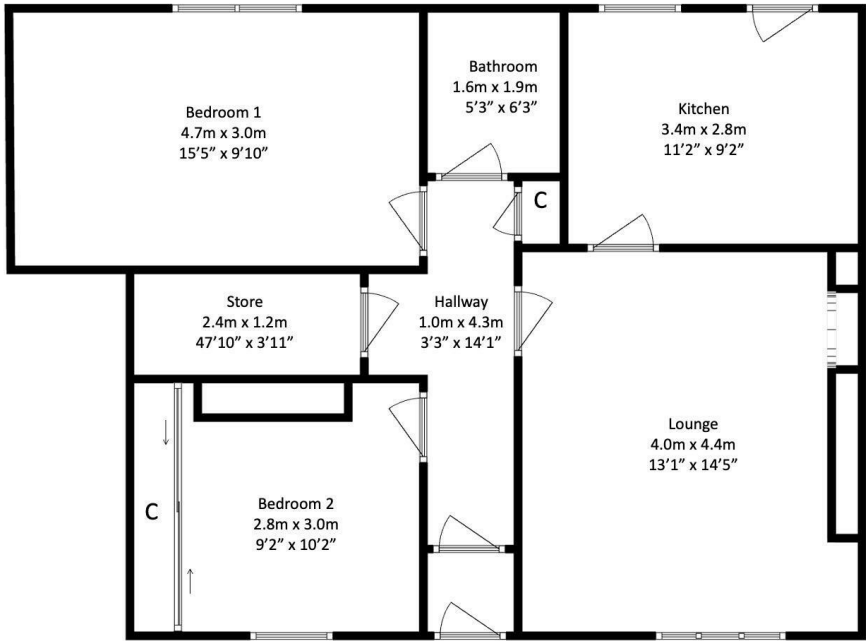
# 2 Bedroom Flat - Purpose Built located in Airdrie

Caroline Morrison of Sweet Home Scotland is pleased to bring to market this fantastic ground floor flat in Faskine Avenue Cairnhill, Airdrie. Built in 1955, this purpose-built flat spans an impressive 743 square feet, providing ample space for comfortable living.

Upon entering, you are welcomed into a bright and airy hall lounge, perfect for relaxation or entertaining guests. The flat features two generously sized double bedrooms, ideal for a small family or for those seeking extra space for a home office or guest room. The family bathroom is conveniently located, ensuring practicality for everyday living.

One of the standout features of this property is the main door access, with both a front and rear garden. This outdoor space is perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

The location is superb, with excellent amenities nearby. Families will appreciate the proximity to local schools, while shops and Airdrie train station are just a short distance away, providing easy access to transport links and everyday conveniences. Additionally, the nearby motorway links make commuting a breeze.



Call us on  
**07717504350**

[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)  
<https://sweet-home.co.uk/>

**Council Tax Band**  
**A**

| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <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.

