



70 Kelvin Drive, Airdrie, North Lanarkshire, ML6 6HF

Located not far from all amenities of Airdrie Town Centre is this lower cottage flat.

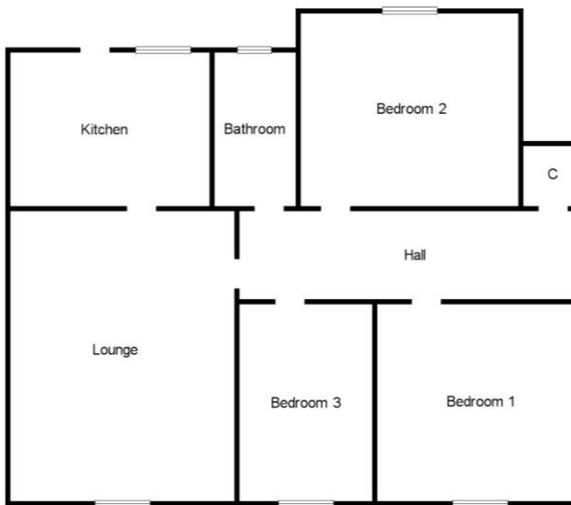
The spacious accommodation on offer extends to entrance hallway lounge, kitchen with door to rear garden, three bedrooms and a bathroom. The property features gas central heating (not tested) double glazing and has a driveway to the front of the property. In addition there are private rear gardens.

Airdrie has a good selection of shops, including Gartlea Retail Park, and schools at both primary and secondary level. Airdrie train station provides direct access to both Glasgow and Edinburgh City Centres.

Your attention is drawn to the fact that we have been unable to confirm whether certain items included within the property are in full working order.

Any prospective purchasers must accept that the property is sold on this basis.

EER Band: D



To view contact:  
Countrywide Airdrie  
33 Stirling Street, Airdrie, North Lanarkshire,  
ML6 0AH  
Telephone: 01236 769191  
e-mail: airdrie@countrywidennorth.co.uk  
Reference: ADR190209

Office opening hours:  
Mon & Tue: 9.00am - 5.30pm  
Wed & Thu: 9.00am - 7.00pm  
Fri: 9.00am - 5.00pm  
Sat: 9.00am - 1.00pm

#### ACCOMMODATION

**LOUNGE** - 15'9" x 12'2" (4.8m x 3.7m)  
**KITCHEN** - 11'1" x 8'8" (3.38m x 2.64m)  
**BEDROOM ONE** - 12'7" x 11'6" (3.84m x 3.5m)  
**BEDROOM TWO** - 11'9" x 11'5" (3.58m x 3.48m)  
**BEDROOM THREE** - 11'9" x 7'3" (3.58m x 2.2m)  
**BATHROOM** - 9'1" x 5'1" (2.77m x 1.55m)

[www.countrywidescotland.co.uk](http://www.countrywidescotland.co.uk)