

**24 Aird Crescent, Kirkhill,**  
IV5 7NA

**Fixed Price £155,000**



- Immaculate 2 bedroom first floor flat
- Ideal first time buy or investment property
- Open plan lounge/kitchen/diner
- 2 bedrooms, en-suite, family bathroom
- Own entrance, communal drying area and parking
- EPC band C

An excellent opportunity to purchase a 2 bedroom first floor flat in the popular village of Kirkhill. This immaculate property has neutral decor and is in walk-in condition throughout, making it a superb investment for first time buyers and investors alike.

The spacious lounge/dining area has dual aspect windows and space for a table and 6 chairs. The bright modern kitchen area has integrated appliances consisting of electric hob, oven, extractor, washing machine, fridge/freezer and dishwasher. Ample storage throughout. Two double bedrooms benefit from fitted wardrobes with the principal bedroom having an en-suite shower room. Completing the accommodation is a modern bathroom. There is double glazing and air source heating throughout.

The shared area to the rear is chipped with drying facilities. The property enjoys a quiet location with communal parking.

## Rooms

**Lounge/Kit/Diner** (27' 2" x 13' 11") or (8.29m x 4.25m)

**Bedroom 1** (12' 9" x 11' 8") or (3.88m x 3.56m)

**Bedroom 1 En Suite** (8' 5" x 4' 10") or (2.56m x 1.48m)

**Bedroom 2** (13' 1" x 9' 7") or (4.00m x 2.91m)

**Bathroom** (9' 8" x 7' 6") or (2.95m x 2.29m)

## Extra

All fitted floor coverings, fixtures and fittings including all light fittings. All window blinds. Integrated appliances including electric hob, electric oven, extractor and dishwasher, washing machine and fridge/freezer.

## Services

Mains electricity, water and drainage. Telephone and broadband.

## Tenure

Freehold

## Entry

By mutual agreement.

## Council tax

Band C

## Viewing

To arrange a viewing of this property please contact Morna on 01463 233 218

