


Solicitors & Estate Agents
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19 Crogal Crescent

CHAPELHALL, AIRDRIE, ML6 8UN

LOCATION

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The property is located in a quiet street in a central and popular estate within the vibrant village of Chapelhall.

The village itself has a wide variety of local shops, excellent primary schools, a library, a modern GP practice and a community pharmacy. Further amenities and large retail parks are available in either Airdrie, Hamilton or Coatbridge town centres.

The property is also ideally located for access to the M8 for commuting to both Glasgow and Edinburgh.



19 CROGAL CRESCENT

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We are delighted to bring to the market this lovely two bed semi-detached home, set in a popular family-friendly street that is known for its neighbourly spirit. The method of construction of these homes is regarded 'Mylon' - 'non-standard' and as such lending may be limited. These properties are therefore ideal as a cash purchase or where lending is sought, initial discussions should be undertaken with suitable potential lenders to ensure they lend on these types of properties.

The property has undergone a steady stream of upgrades and improvements which include a new roof, new kitchen, new bathroom, re-wire and a lot of work to the gardens. It all adds up to make a great property that can be enjoyed by any new owner.

The property is presented in Walk-in condition and offers a great opportunity for any family thinking of getting away from the hustle and bustle, enjoying the invigorating fresher air, and the altogether more peaceful pace of life Chapelhall offers.

The accommodation comprises of a bright and spacious lounge which given its shape would suit a range of furniture configurations. Light floods in and creates a very pleasing ambience. The attractive feature fireplace looks fantastic and creates a very pleasing focal point for the room. The dining room offers great space for dining on more formal occasions.



LOUNGE

The kitchen is perfect for the home, finished in a lovely range of modern mat-white fitted units. Appliances include a gas hob, electric oven, with ample space for the integrated fridge freezer and washing machine. It all helps to make a great space to cater for busy families needs.



KITCHEN

The family bathroom is stunning, bright and fresh and contains a white suite with a fantastic shower over the bath and the latest 'Wet-Wall' style easy-clean panels.



BATHROOM



BEDROOMS

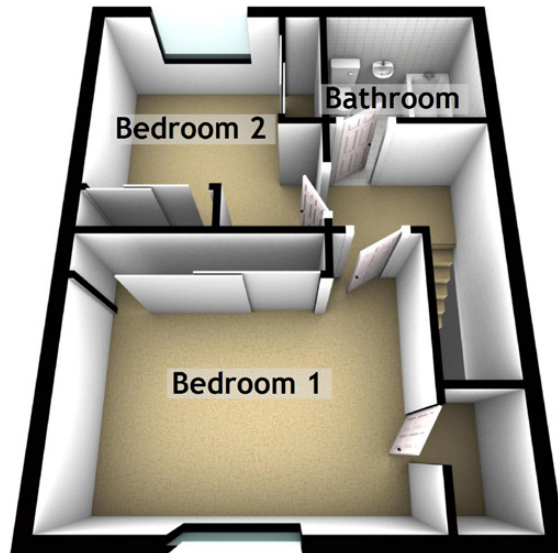
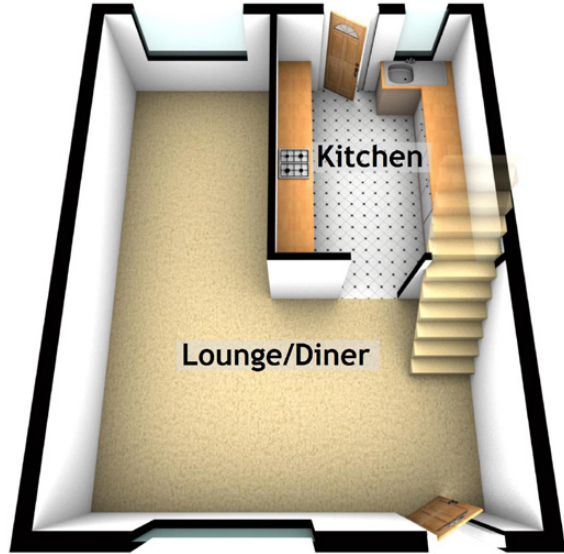
There are two good sized bedrooms in this lovely home, both have ample space for free-standing furniture, along with built storage space. The home is kept warm and comfortable via the double glazing and gas central heating.

The lovely garden space is also a real feature, it is secure and pet/child-friendly and on sunnier days the patio area offers a great place to relax at the end of a hard day.

This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. Despite the fact that lending may be restricted due to its construction method, we recommend early viewing to anyone seeking a fantastic value for money family home with the hard work already done.

SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

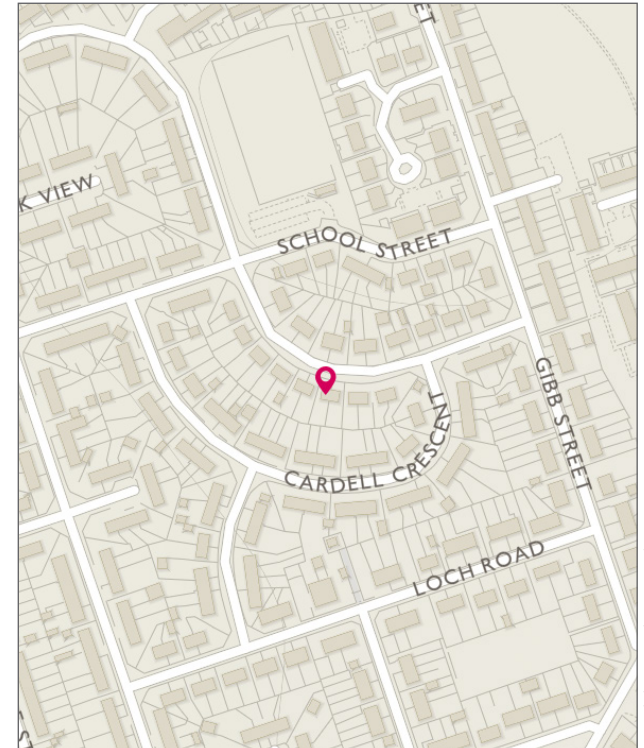


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.80m (22'4") x 5.30m (17'5")
Kitchen	3.70m (12'2") x 2.81m (9'2")
Bedroom 1	4.30m (14'1") x 3.40m (11'2")
Bedroom 2	3.30m (10'10") x 3.10m (10'2")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 74m² | EPC Rating: D

Extras (Included in the sale): The property has previously had permission for a garage. This may be possible subject to planning re-approval.



McEwan Fraser Legal

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Text and description
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Photographer



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