



*A fantastic opportunity to purchase this modern three-bedroom home, set in a quiet cul-de-sac*



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McEwan Fraser Legal is delighted to present this fantastic 3 bedroom end of terrace property in a popular family-friendly neighbourhood. The property is in walk-in condition and has to be viewed to be fully appreciated.

# THE LOUNGE



The accommodation downstairs consists of a bright and airy lounge with a pleasant outlook to the front of the property, flooded with natural light.

# THE KITCHEN



The modern kitchen offers a selection of base and wall units with a host of integrated appliances. The dining room offers plenty of space for large family dinners in a relaxed setting overlooking the back garden. A separate toilet is a useful addition to this level.





Upstairs, there are three good sized bedrooms and a lovely bright family bathroom finished with a mains shower over the bath.

The home is kept warm and comfortable via the double glazing and gas central heating. Throughout the property there is a vast amount of storage space, meaning everything can be tucked away and the property can be kept tidy.

## BEDROOM 1



# BEDROOM 2



# BEDROOM 3 & THE BATHROOM



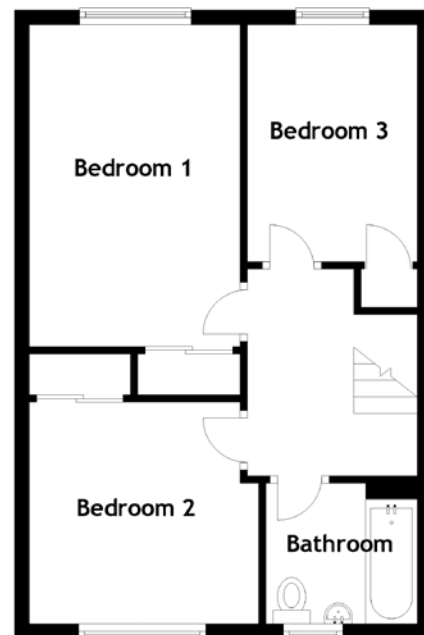
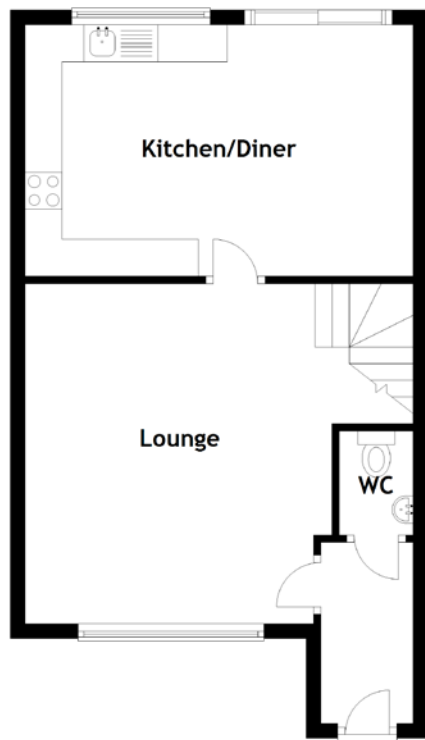
The large rear garden is fully enclosed and will be a huge benefit to families or to those who simply enjoy outdoor living. Garden is both secure and child-friendly with a lovely decking which offers great place to relax and unwind. A spacious shed to the side provides plenty of further storage space. The driveway area to the front offers plenty of parking space.

This great home would make an ideal buy for first-time buyers or a great investment for a Buy-To-Let investor. Early viewing is strongly recommended as this is a rare opportunity to acquire a beautiful end of terrace villa in a fantastic location.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

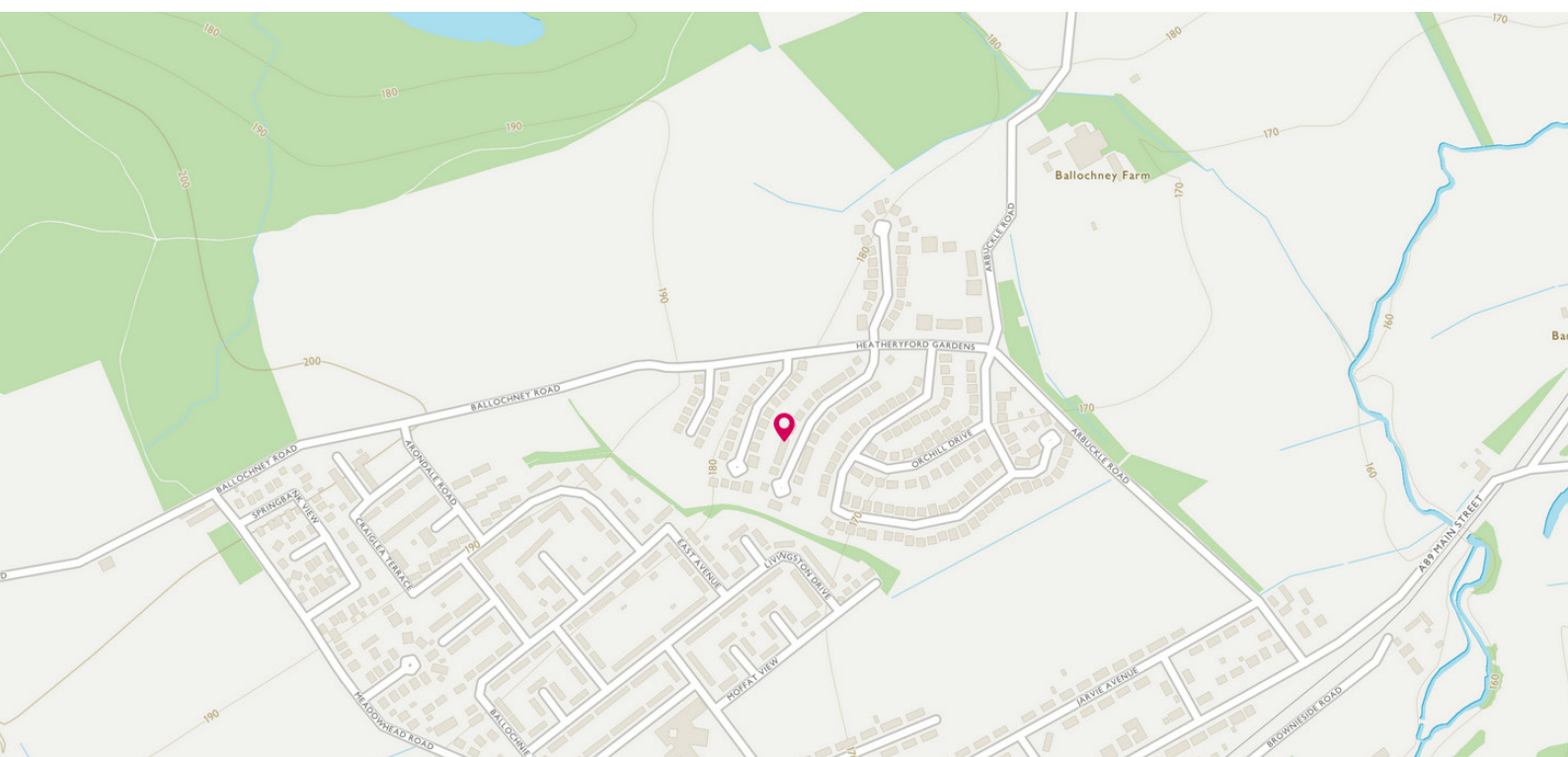


Approximate Dimensions (Taken from the widest point)

Lounge	5.25m (17'3") x 4.60m (15'1")
Kitchen/Diner	5.25m (17'3") x 3.40m (11'2")
WC	1.40m (4'7") x 1.00m (3'3")
Bedroom 1	4.35m (14'3") x 2.85m (9'4")

Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 2.30m (7'7")
Bathroom	2.05m (6'9") x 1.90m (6'3")

Gross internal floor area (m<sup>2</sup>): 88m<sup>2</sup>  
EPC Rating: C



# THE LOCATION

The popular area of Plains near Airdrie is a great place to live and commute from. Only fourteen miles east of Glasgow and thirty-four miles west of Edinburgh it is well placed for commuting.





There are two primary schools, St Davids and Plains Primary and a good range of amenities all within easy reach in the nearby towns of Airdrie and Coatbridge making it a very popular place to call home.



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