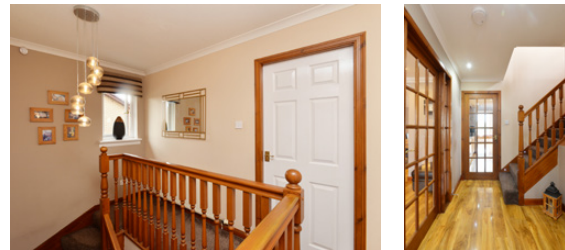
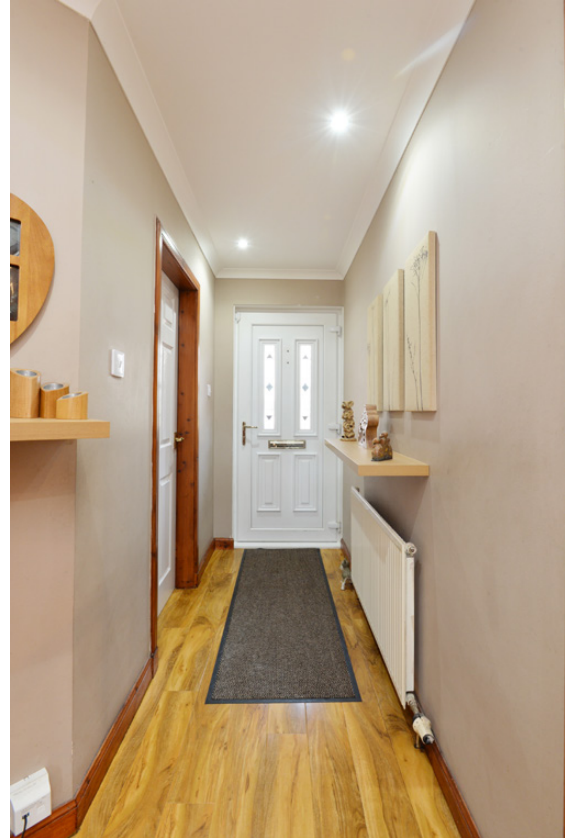





McEwan Fraser Legal
Solicitors & Estate Agents
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300 Greengairs Road
GREENGAIRS, AIRDRIE, NORTH LANARKSHIRE, ML6 7TQ



300 Greengairs Road

GREENGAIRS, AIRDRIE, NORTH LANARKSHIRE, ML6 7TQ

McEwan Fraser Legal is delighted to present this four bedroom detached villa. The property is presented to the market in true turn-key condition and offers semi-rural living whilst retaining amenities within walking distance. This property has been purpose-built for family life and offers flexible living throughout finished to the highest of specifications. Inside, the property comprises of:

- Fully equipped modern kitchen with integrated appliances.
- Formal lounge and additional family room with woodburning stove.
- Spacious dining room
- Master en-suite, double bedroom and spacious single on the upper level.
- Bedroom four and shower room located on the ground floor.
- Large summer house in the garden and additional storage hut.

The garden is fully enclosed and beautifully done. There is access offered from the patio doors within the family room taking you on to a raised deck. Down into the garden there numerous areas, lawn, patio and also a large vegetable garden to the rear.

Throughout this home there is an abundance of natural light which compliments the neutral decor and highlights the fantastic finish. There are a range of storage solutions throughout this home and some lovely features like the wood burning stove. The outside space is the real selling point of this home with a large garden fit for many purposes and ideal for families of all ages.

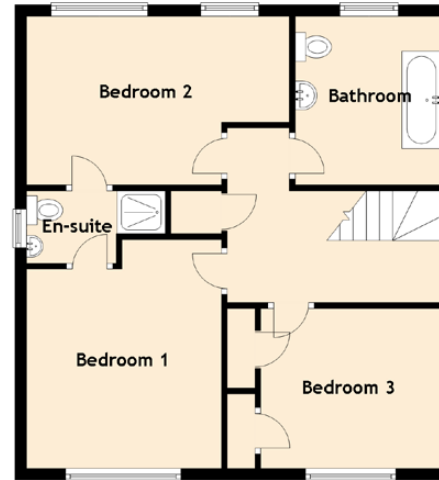
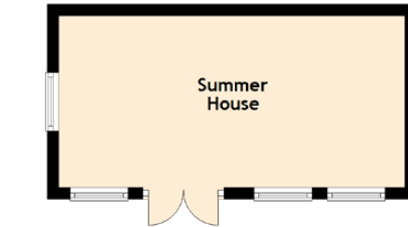
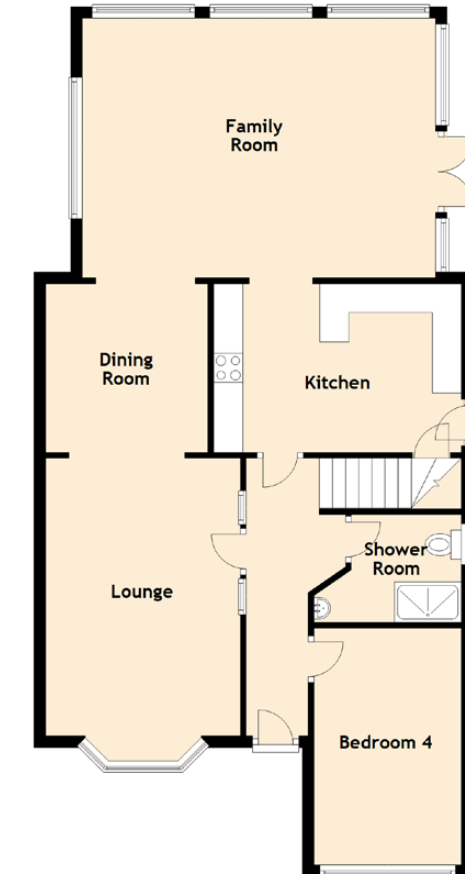






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



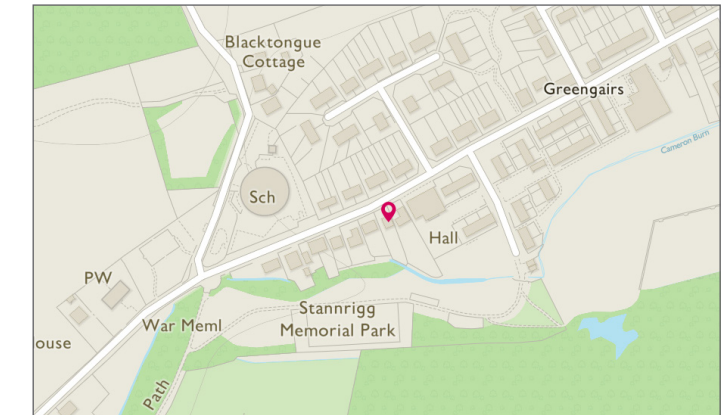
Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	4.79m (15'9") x 3.36m (11')
Dining Room	2.91m (9'7") x 2.80m (9'2")
Family Room	6.09m (20') x 4.48m (14'8")
Kitchen	4.27m (14') x 2.89m (9'6")
Bedroom 4	4.08m (13'5") x 2.54m (8'4")
Shower Room	2.54m (8'4") x 1.86m (6'1")

First Floor	
Bedroom 1	3.95m (13') x 3.33m (10'11")
En-suite	2.39m (7'10") x 1.25m (4'1")
Bedroom 2	4.67m (15'4") x 2.97m (9'9")
Bedroom 3	3.13m (10'3") x 2.76m (9'1")
Bathroom	2.91m (9'7") x 2.57m (8'5")

Summer House 5.97m (19'7") x 2.95m (9'8")

Gross internal floor area (m²): 147m² | EPC Rating: D





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Text and description
GEMMA CONSTABLE
Surveyor



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALLY CLARK
Designer