





NEAR SCHOOLS



LOCAL AMENITIES



TRAIN LINKS



BUS LINKS



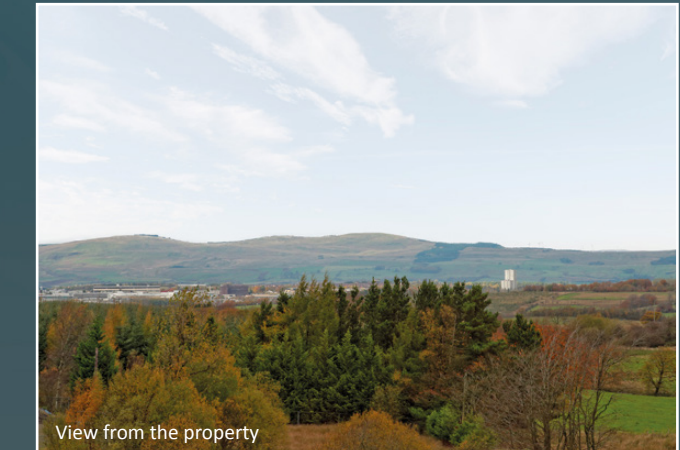
M73/M80 ROAD LINKS

# AREA AIRDRIE

Hillside Place is situated in a village location, just a few minutes drive from Cumbernauld and Airdrie. It offers access to local amenities, including primary schooling, local shops and a health centre.

Readily available public transport gives easy access to both Cumbernauld and Airdrie Town Centres, where there is a wide variety of high street shopping, supermarkets, banks, health and recreational facilities.

The property is also well positioned for access to the A80, with the M73 and M80 motorway network systems allowing commuting to other centres of business and commerce throughout central Scotland.



View from the property

Local area and lifestyle images of Cumbernauld and Airdrie



# 35 HILLSIDE PLACE

We are delighted to offer for sale this spacious (203 sq. m.) three/four bedroom, detached villa in a quiet and child-friendly, village location, that is close to both Cumbernauld and Airdrie. The property is offered over three levels and is boldly modern with extensive glazing to create the light, contemporary atmosphere that is in demand from the 21st-century purchaser. The layout of the property is incredibly flexible and lends itself to live/work arrangements and was constructed around 2008.

*The property requires a level of re-decoration, modernisation and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to re-design or re-configure the property to their own taste and style (STPP) and add immediate value. Once completed, the property will offer well-proportioned room sizes, making this a super acquisition for a growing family or a DIY enthusiast*

In more detail, the property comprises; A vestibule opening into a welcoming reception hallway, with a handy cloakroom/WC. A door opens into the integral garage from the hallway. The family room is located on the ground floor and is sure to be a popular feature with all members of the family and benefits from French doors opening onto the lower terrace. This room could easily be used as a very comfortable fourth bedroom, but might also suit those requiring live/work arrangements. This entire level would be perfect for a teenager or elderly relative requiring a level of independence.

The staircase to the first floor gives access to the bright and spacious formal lounge, which is a perfect area for relaxing or entertaining and offers a range of furniture configurations. Fantastic countryside views can be enjoyed to the front and the feature fireplace is the other key focal point of the room. The kitchen/diner has been fitted to include a range of floor and wall mounted units, with a striking worktop, providing a fashionable and efficient workspace, along with an ingenious breakfasting island. It

further benefits from a range cooker, extractor hood and integrated dishwasher, making this the ideal kitchen for an aspiring chef. There is ample space in this zone for a dining table for more informal social gatherings and offers similar views to that of the lounge. French doors open from the kitchen area onto a walkway that allows access to the upper garden. A separate wc is also located on this level.

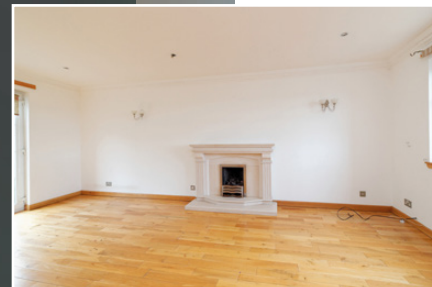
Continuing upwards, on the second floor are three, well-proportioned bedrooms. The master bedroom has ample space for a range of fitted wardrobes and its own en-suite bathroom, which includes a bath, shower cubicle and 'His' and 'Her's' sink and bidet. The remaining bedrooms have mirrored wardrobes and both offer space for additional free standing furniture if required. A family bathroom with a Jacuzzi bath, separate shower cubicle and twin sinks, completes the accommodation on this level. Access to the loft space is also gained from the landing.

Central heating and double glazing are included for added convenience and comfort.

Externally, there is a lower terrace and a raised upper garden, which is fully enclosed and has been designed with entertaining in mind, a great spot to spend a lazy summer's day. To the front of the property, there is a driveway providing off road parking for a number of vehicles. This allows access to the integral garage with power and light. There is a utility room and boiler cupboard to the rear of the garage.



Lounge



Kitchen/Diner



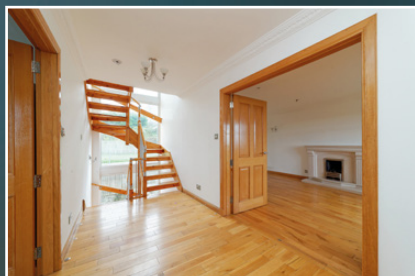
Family Room/Bedroom 4

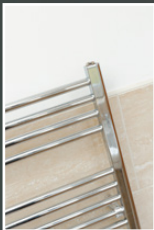
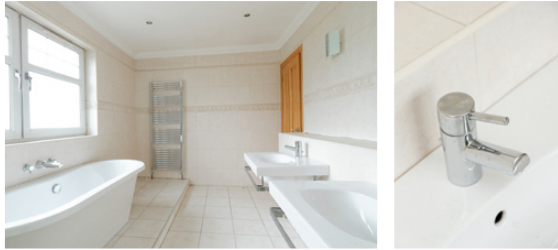


Utility

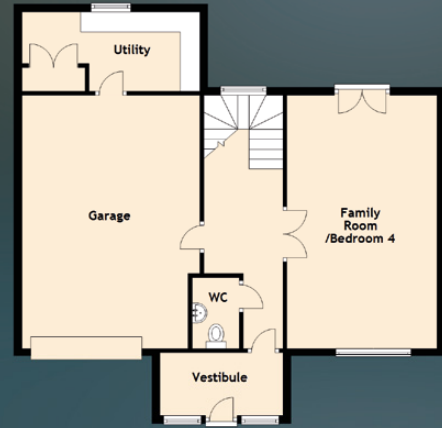


Hallway/Stairs

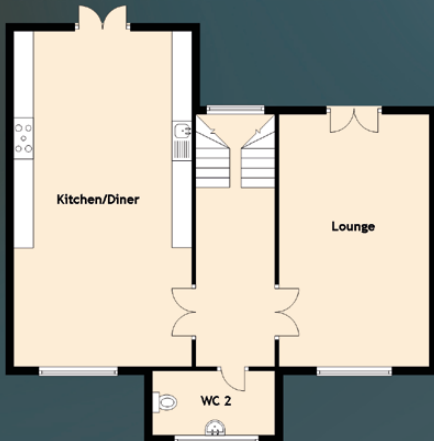




# SPECIFICATIONS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Dimensions (Taken from the widest point)

## Ground Floor

Vestibule	3.11m (10'3") x 1.60m (5'3")
Family Room/Bedroom 4	6.40m (21') x 3.80m (12'6")
Utility	4.50m (14'9") x 2.00m (6'7")
WC	1.80m (5'11") x 1.19m (3'11")
Garage	6.40m (21') x 4.50m (14'9")

## First Floor

Lounge	6.40m (21') x 3.80m (12'6")
Kitchen/Diner	8.30m (27'3") x 4.80m (15'9")
WC 2	3.10m (10'2") x 1.60m (5'3")

## Second Floor

Master Bedroom	5.30m (17'5") x 3.70m (12'2")
En-suite	4.40m (14'5") x 2.60m (8'7")
Bedroom 2	3.90m (12'10") x 3.30m (10'10")
Bedroom 3	3.90m (12'9") x 3.20m (10'6")
Bathroom	3.30m (10'10") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 203m<sup>2</sup> | EPC Rating: E

**Disclaimer:** This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating or other system within the property.

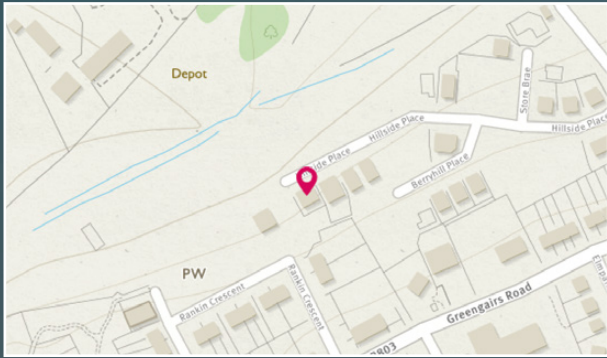


Image credit: https://www.dunelm.com/

# McEwan Fraser Legal

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Photographer



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Designer