

3 Hazelfield Grove

CHAPELHALL, AIRDRIE, ML6 8GL



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal are proud to bring to you this 5 bed detached home within a very popular estate in Chapelhall, Airdrie. Viewing is highly advised to appreciate everything this property has to offer.

The property comprises entrance hall which opens into a rear-facing living space. A strong emphasis has been placed on creating an easily managed and free-flowing space on a bright and fresh layout. The living space has been converted to an open-plan layout, leading out to a garden patio area through French doors. The large living room is bright and spacious with lots of natural light offering modern family living space.



The dining area is also bright and has an abundance of light, making it the perfect place to enjoy a family meal. The kitchen is very well equipped with a range of floor and wall-mounted units, a gas hob and integrated Bosch oven. One of the best things about this property is that they have converted the garage into a 5th downstairs double bedroom.

To complete the downstairs is also has a ground-floor WC accessed from the entrance hall.





Bedroom 5







Carpeted stairs lead to the first floor where there are four bedrooms, the master bedroom has a modern ensuite and a large built-in shower and built-in wardrobes, the additional three bedrooms are of ample size, there is also a stylish family bathroom with a WC and bath.







Bedroom 2

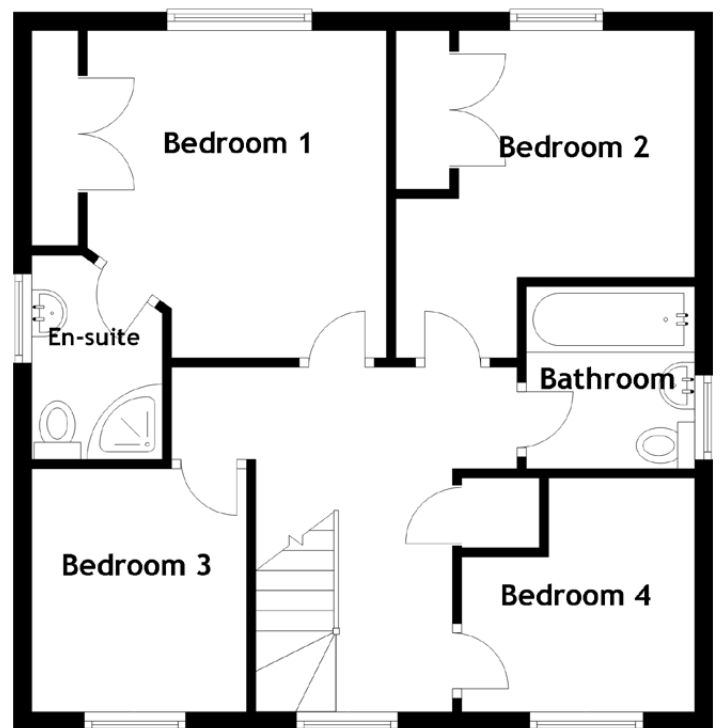
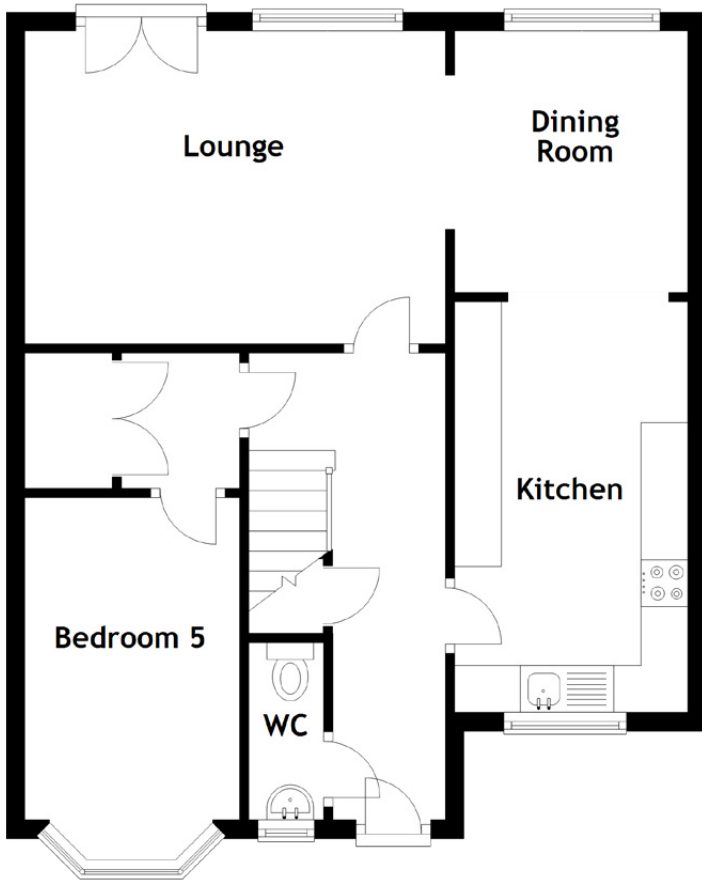




Bedrooms 3 & 4







Approximate Dimensions

(Taken from the widest point)

Lounge	4.50m (14'9") x 3.35m (11')
Dining Room	2.80m (9'2") x 2.50m (8'2")
Kitchen	4.40m (14'5") x 2.50m (8'2")
Bedroom 5	3.45m (11'4") x 2.30m (7'6")
WC	1.90m (6'3") x 0.80m (2'8")
Bedroom 1	3.50m (11'6") x 3.20m (10'6")
En-suite	2.19m (7'2") x 1.40m (4'7")
Bedroom 2	3.50m (11'6") x 3.20m (10'6")

Bedroom 3	2.60m (8'7") x 2.30m (7'6")
Bedroom 4	2.50m (8'3") x 2.50m (8'2")
Bathroom	1.95m (6'5") x 1.80m (5'11")

Gross internal floor area (m²): 111m²

EPC Rating: C

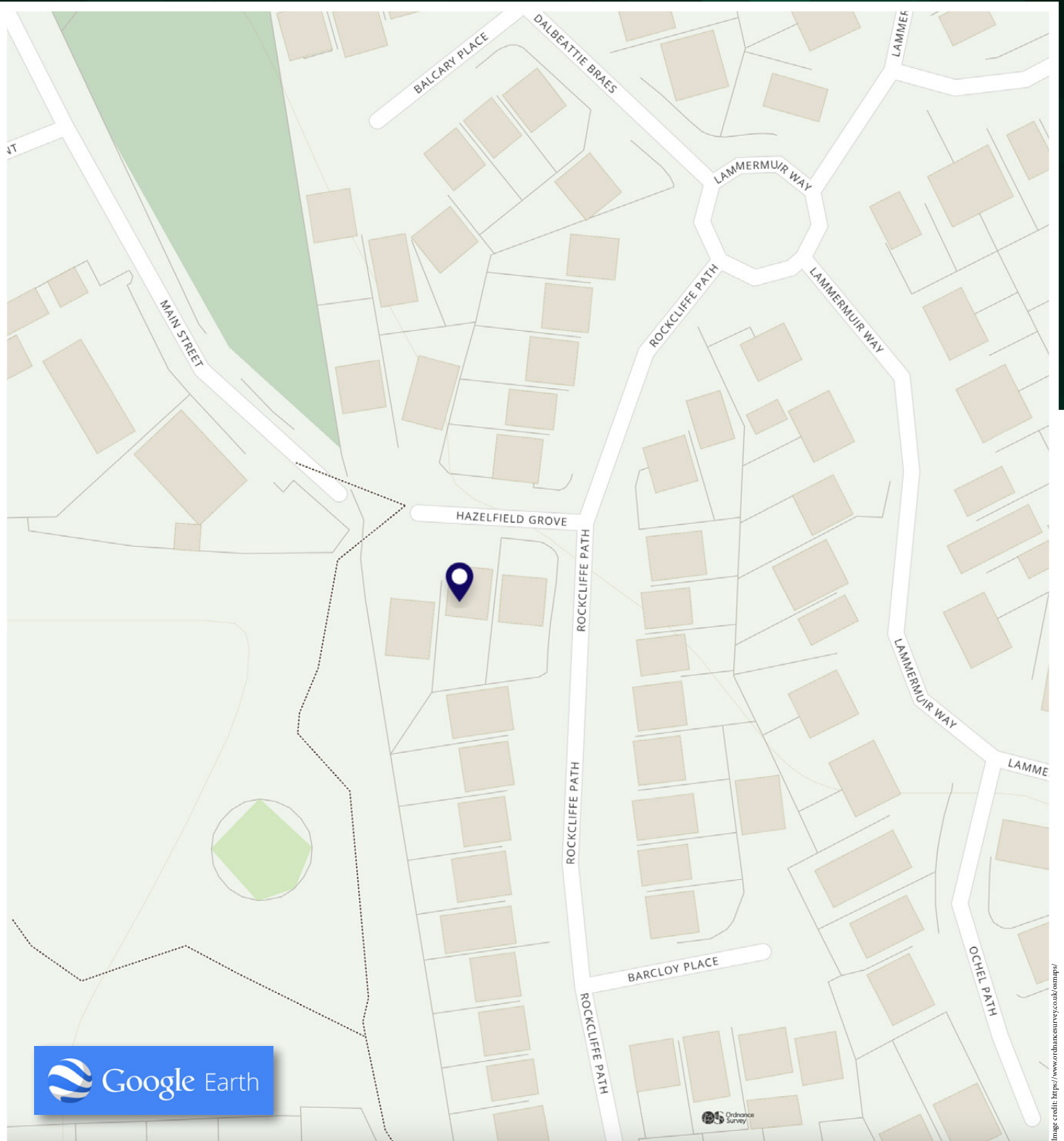
Buyer's Premium Value: £4200

Floor Plan

Externally the property benefits from the large multi-car drive to the front of the property which has been mono-blocked, garden grounds laid with mainly grass to both the front and back, with the back garden is fully enclosed and has a large patio area. Further benefits include double glazing and gas central heating.

Early viewing is advised for a splendid family home that ticks a lot of boxes.





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