

16 Church Crescent

AIRDRIE, ML6 7DU



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



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This property is subject to a Buyer's Premium. Part exchange available. We are delighted to bring this rarely available three-bed semi-detached property to the market. The property is beautifully set in a popular family-friendly and quiet location and presented in excellent condition with a host of features including a stunning new bathroom and kitchen.

The accommodation consists of a bright and spacious lounge through diner, which given the room's shape it would suit a range of furniture configurations. The dining room offers excellent space for dining on more formal occasions with friends and family. The spacious and bright area is well laid out and also allows for a dining table and views of the garden through French doors.



The modern galley-style kitchen has been well designed and provides a very efficient workspace. It's finished in a beautiful range of two tone wall units and floor cabinets. Appliances include a gas hob, electric oven and ample space for the free-standing washing machine and integrated fridge freezer.



The bright and fresh bathroom is striking and contains a white suite with a shower over the P-shaped bath. There are three good-sized bedrooms, all bright and welcoming with ample space for free-standing furniture. The loft offers great extra storage space, and there are ample cupboards throughout the home to help keep everything in its place. The property is kept warm and comfortable via double glazing and gas central heating.





Bedroom 1





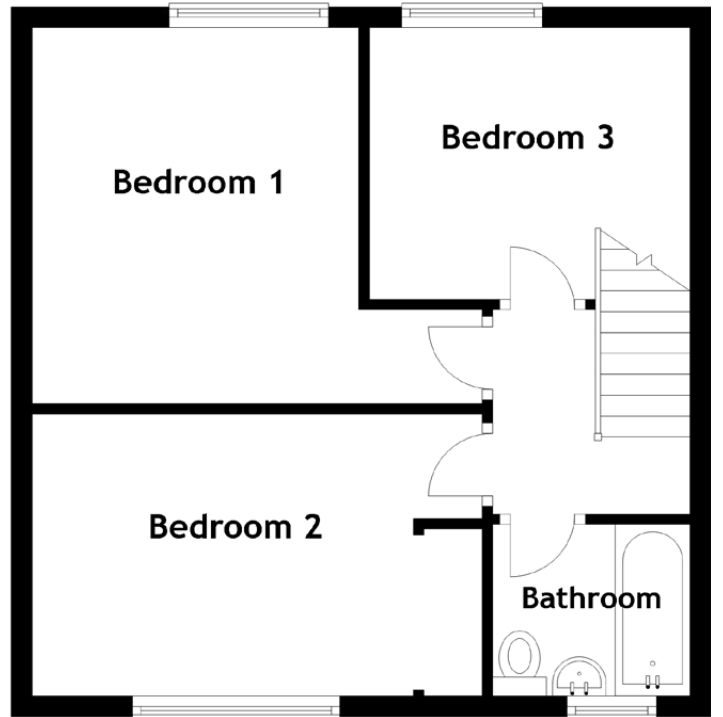
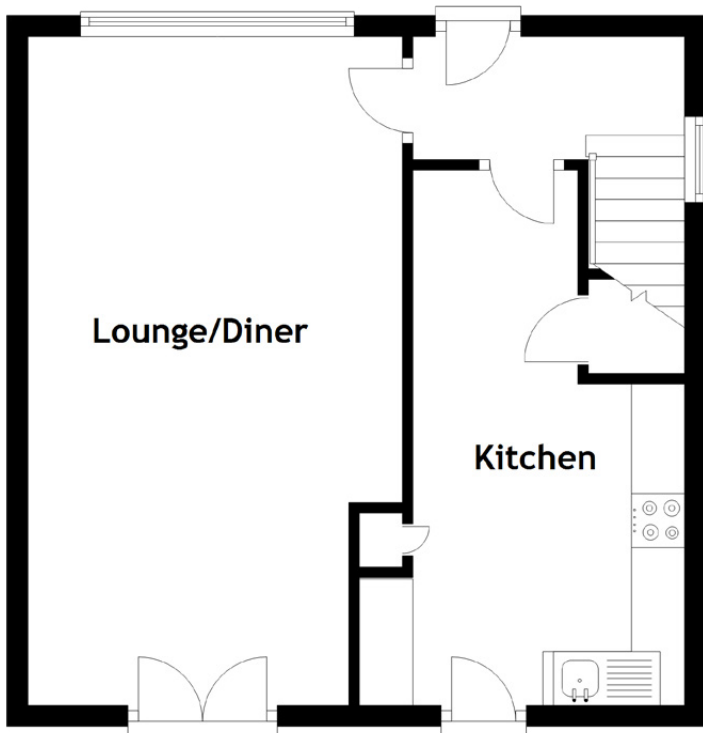
Bedroom 2





Bedroom 3





Approximate Dimensions

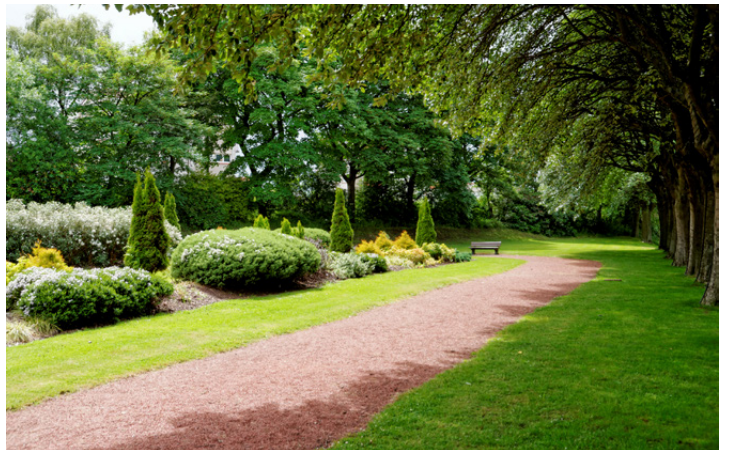
(Taken from the widest point)

Lounge/Diner	6.25m (20'6") x 3.50m (11'6")	Bathroom	1.84m (6'1") x 1.65m (5'5")
Kitchen	5.00m (16'5") x 3.04m (10')	Gross internal floor area (m ²): 77m ²	
Bedroom 1	3.60m (11'10") x 3.05m (10')	EPC Rating: D	
Bedroom 2	4.20m (13'10") x 2.70m (8'10")	Buyer's Premium Value: £1700	
Bedroom 3	3.00m (9'10") x 2.60m (8'6")		

The generous rear garden space is secure and relatively low maintenance, and on sunnier days will provide a great spot to relax. Parking is off-street in the purpose built inlet-drive.

This lovely home would make an ideal buy for first-time buyers, young couples, or Buy-to-Let investors. Early viewing is strongly advised for anyone seeking a rarely available and highly affordable home, set in the ever-popular area of Clarkston, Airdrie. This property is subject to a Buyers Premium paid by the successful bidder.

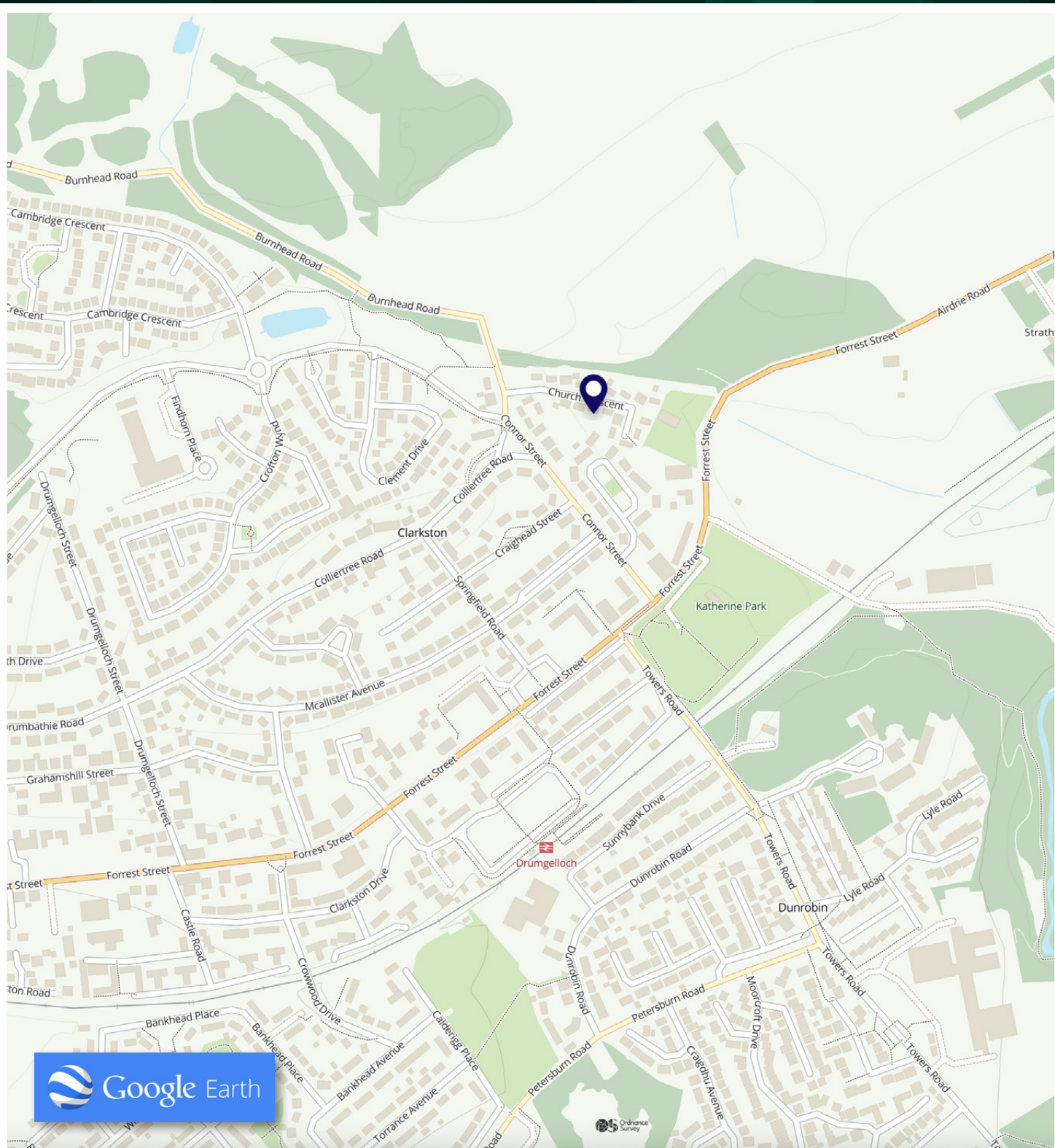




The popular area of Clarkston in Airdrie is a great place to live and commute from. The transport links by bus and rail to Glasgow (seventeen miles) and Edinburgh (thirty miles) are both frequent and close at hand. Drumgelloch train station is less than a 10 minute walk away.

For those travelling by car, the main motorway links are easily accessible, meaning all areas of central Scotland are commutable on a daily basis. There are good local schooling and amenities, and a vast range of shops and amenities nearby within the town of Airdrie itself, and further afield in Coatbridge, Motherwell, and Cumbernauld, making it a very popular place to call home.

The Location



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