




McEwan Fraser Legal

Solicitors & Estate Agents

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7 Gimmerscroft Crescent

AIRDRIE, ML6 8PB

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Airdrie is perfectly positioned for commuting with a comprehensive motorway network giving swift commuting access to all major towns and cities in Scotland and the south. Airdrie's Drumgelloch Railway Station is within a short fifteen minute walk from the property, which gives access to Glasgow, Edinburgh and surrounding areas. The property itself is well placed for both Airdrie and Coatbridge town centres and a full choice of amenities including a wide range of supermarkets, shops, bars, restaurants, sports and recreational facilities. Monklands Hospital is less than four miles away and there is a choice of excellent primary and secondary schooling.

We present this modern end of terraced family villa set in desirable plot. Gimmerscroft Crescent boasts a central location near the very heart of North Lanarkshire. A short drive gives access to the M8 and M80 motorways, making this location a great choice for commuters to Glasgow, Edinburgh or north to Stirling. The town of Airdrie itself boasts a vibrant and bustling community. Local amenities such as shops, restaurants and bars are all easily found, plus there's an excellent primary campus situated in the heart of the development. Secondary schools are also close to the development making it a popular choice for families. Upon entering the property there is an

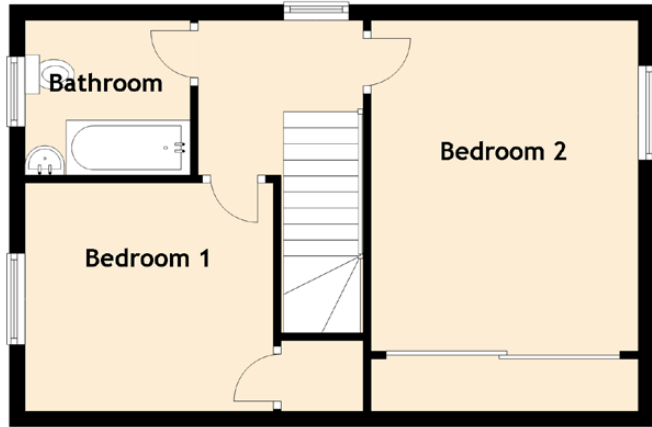
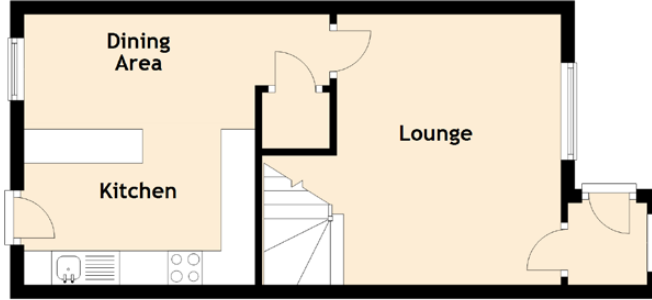
entrance hallway which benefits from a floor to ceiling window allowing natural light to flood in. The front facing lounge has laminate flooring and the kitchen and dining area have a modern laminate. The decor downstairs is neutral and a blank canvas for the purchasing party.

From the lounge is access to the kitchen dining area which is fitted with an ample range of floor and wall mounted units, complementary work surfaces, integrated oven, gas hob and hood, fridge/freezer housing unit. The kitchen also has a great sized dining area with a large window, and has a back door leading to the garden. Upstairs there are two good sized bedrooms one facing front and one facing rear, the master including fitted wardrobes this room is neutral in decor with a neutral carpet, the second bedroom is also a good size with ample space for double bed and many furniture configurations and also has built in storage. The bathroom is fitted with contemporary three-piece white suite, shower over the bath, complimentary tiling and heated towel rail. The flooring is a grey tile. The exterior of this property is ideal for all with a mixture of grass and paving also boasting room for a shed at the top of the garden. Finally there is also a driveway which can park up to three cars.



Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Kitchen	3.40m (11'2") x 1.89m (6'2")
Dining Area	3.40m (11'2") x 2.50m (8'2")
Lounge	4.40m (14'5") x 4.40m (14'5")
Bedroom 1	3.00m (9'10") x 2.90m (9'6")
Bedroom 2	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m2) : 71m² // **EPC Rating :** D

Extras (Included in the sale) : The property is further enhanced by double glazing, gas central heating and mono bloc driveway. Viewing is highly recommended to appreciate all this home has to offer.

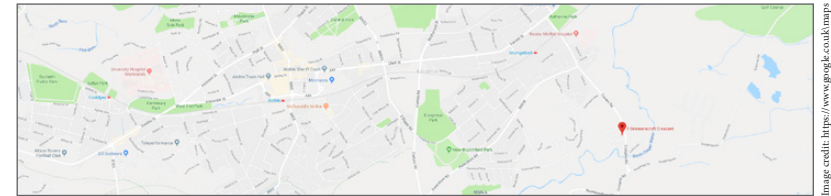


Image credit: <https://www.google.co.uk/maps>


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