




McEwan Fraser Legal

Solicitors & Estate Agents

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AIRDRIE, NORTH LANARKSHIRE, ML6 0LD



Airdrie has a good selection of shops and schools and the town offers quick and easy access to all the major motorway networks for commuting throughout the central belt and Airdrie Train Station also provides direct access between Glasgow and Edinburgh.

McEwan Fraser Legal are delighted to offer to the market this spacious three bedroom mid terraced villa situated in the sought after Burnfoot area of Airdrie.

The property is well maintained with great emphasis being placed on the creation of easily managed and free-flowing space on a bright and fresh layout. On entering the home through the entrance hall, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family.



In more detail, the accommodation consists of an entrance hall which gives access to the spacious lounge with a large double glazed window which floods the room with ample light. This area has a small recess under the stairs which hosts a small dining table and chairs. The kitchen has been well fitted to include a good range of floor and wall mounted units with matching worktop, which provides a fashionable and efficient workspace. It further benefits from an integrated oven, hob and extractor hood, making this the ideal kitchen for an aspiring chef. The kitchen also allows access to the rear garden.

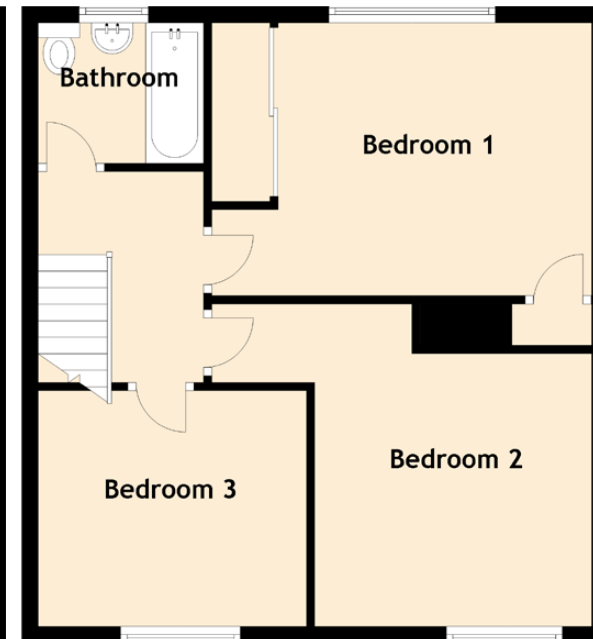
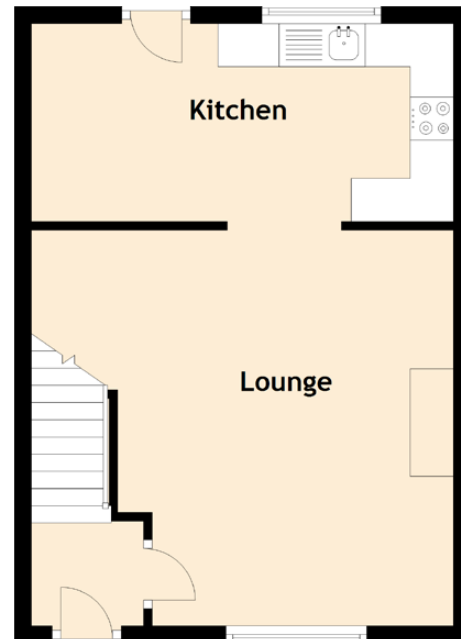
The upper level of this property has storage space and boasts three spacious bedrooms all tastefully decorated and a fully tiled family bathroom which consists of a white three-piece suite with shower over bath.

The exterior of the property has off-road parking in the form of a driveway to the front and low maintenance child secure garden to the rear.

The property further benefits from gas central heating and double glazing. Early viewing of this property is advised to avoid disappointment.



bedrooms & bathroom

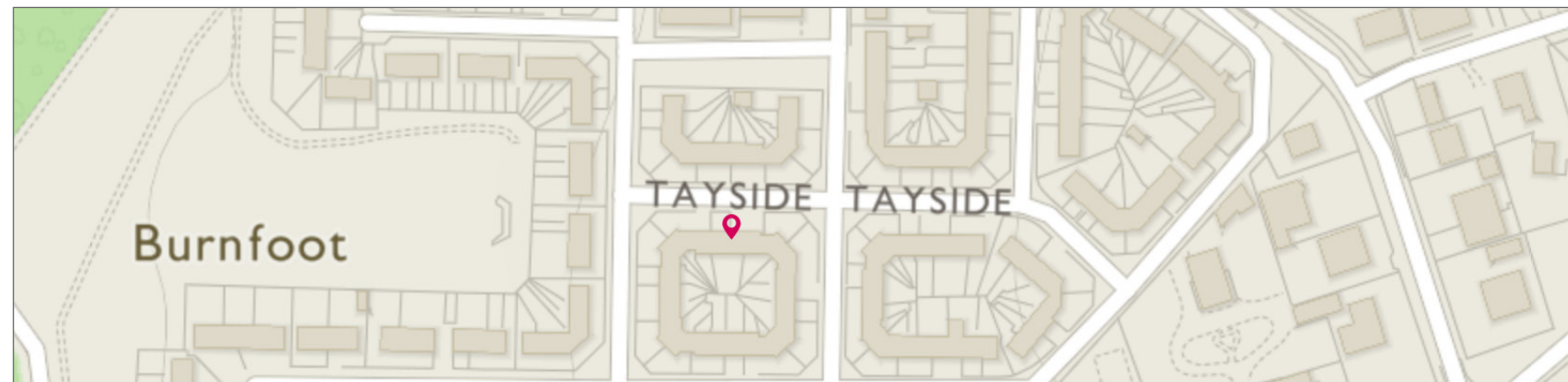


Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.90m (12'9")
Kitchen	4.90m (16'1") x 2.30m (7'7")
Bedroom 1	4.60m (15'1") x 3.30m (10'10")
Bedroom 2	3.90m (12'10") x 3.35m (11')
Bedroom 3	2.85m (9'4") x 2.80m (9'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 82m²

EPC Rating: D






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