

# 127 Main Street

SALSBURGH, NORTH LANARKSHIRE, ML7 4LR



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



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We are delighted to offer for sale this stunning two-bedroom bungalow located in the semi-rural village of Salsburgh. The property offers flexible accommodation and would be an ideal first-time purchase or downsizing destination. The property has been competitively priced to realise an early sale and the accommodation has been arranged to offer flexibility and individuality. This wonderfully finished 2-bedroom bungalow in true walk-in condition.

Fronted with driveway parking for up to 3 cars, the entry to this stunning home is by a bright entrance hallway finished with quality bamboo flooring which reaches throughout the accommodation. This hallway features a generous storage and boiler cupboard which has a modern and efficient electric boiler. The stunning modern shower room features grey tiled flooring with underfloor heating, a very modern white suite with a walk-in shower cabinet and a convenient storage/laundry cupboard.

The beautiful lounge area features durable bamboo flooring and is flooded with natural light from the large window to the front. This flexible apartment can accommodate various furniture configurations and is an ideal heart of the home.

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The very modern kitchen features a black work-surface over gloss white base and wall-mounted units. Features include an induction hob, electric oven, washing machine and integrated tumble dryer. There are white tiles as a splash-back and white floor tiles. Further features are a free-standing fridge freezer and microwave and a modern upright grey radiator. A truly wonderful space for any aspiring chef to prepare a tasty meal.







The master bedroom is a generous double with grey carpet. Recessed LED ceiling lights and a built-in wardrobe. The second bedroom is currently used as a music room but is another double bedroom. Early viewing is strongly recommended for this exquisite property which is sure to move quickly.





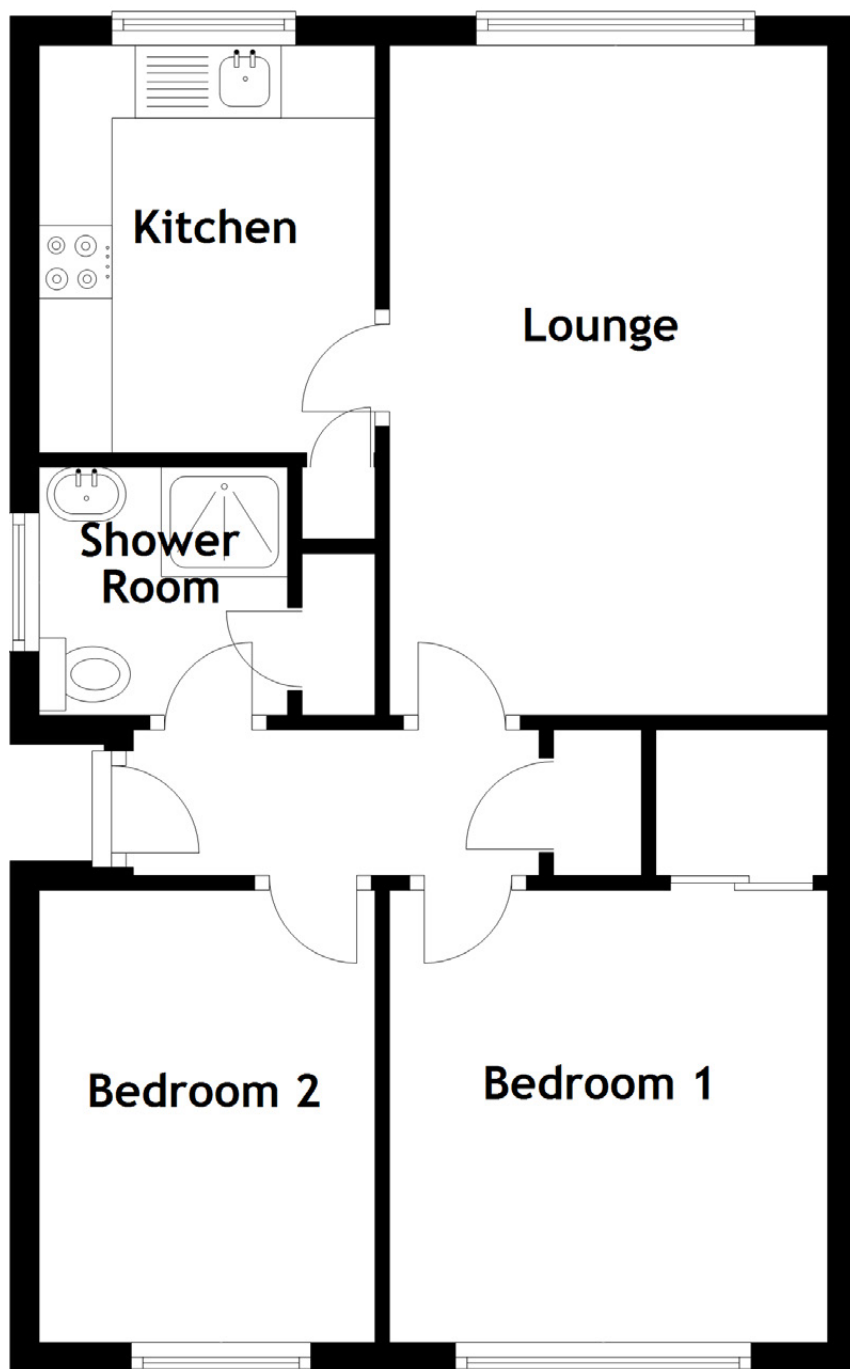


**Bedroom 2**









Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1") x 3.00m (9'10")
Kitchen	2.80m (9'2") x 2.30m (7'7")
Bedroom 1	3.10m (10'2") x 3.00m (9'10")
Bedroom 2	3.10m (10'2") x 2.30m (7'7")
Shower Room	1.70m (5'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup>

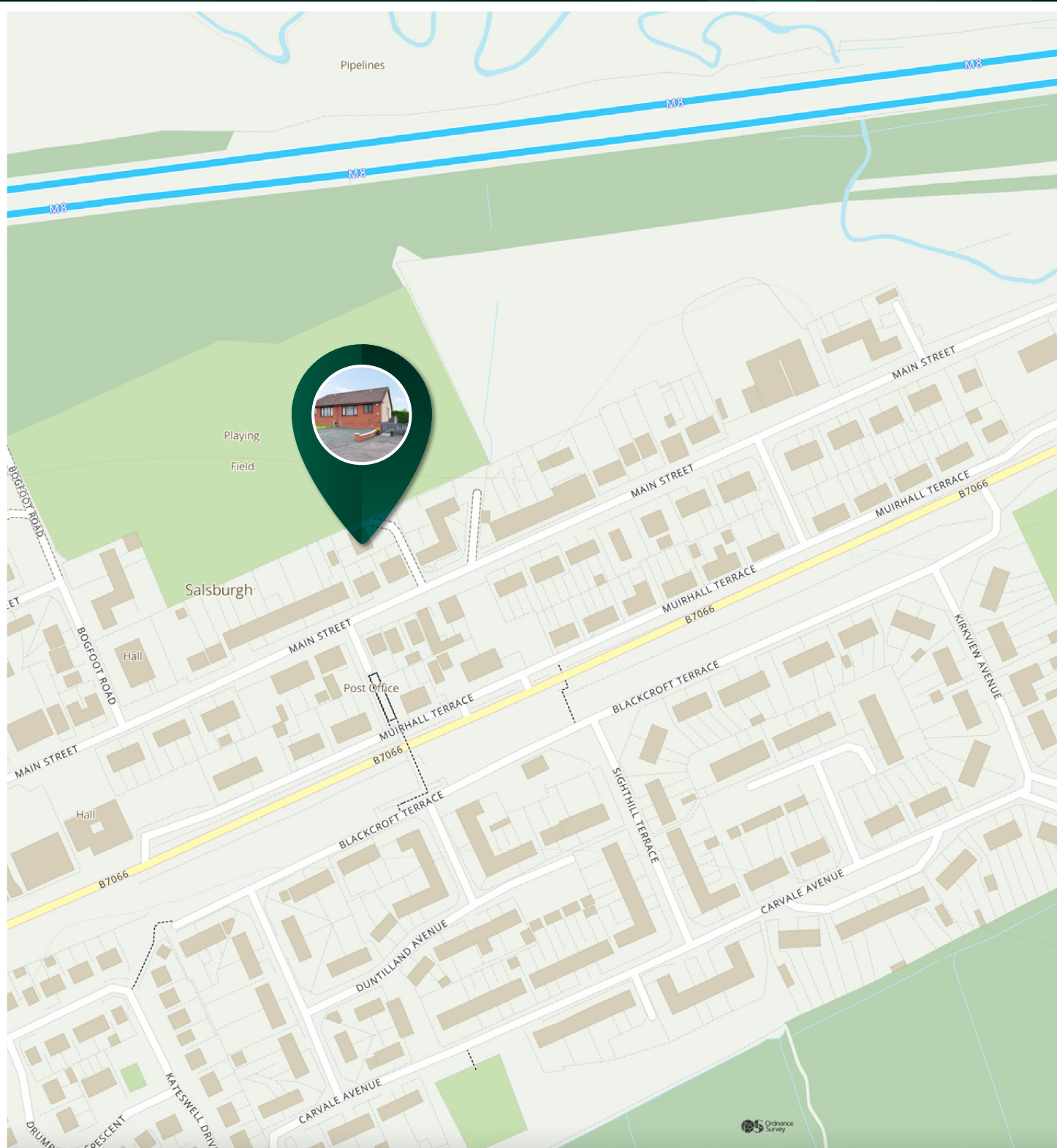
EPC Rating: D

Buyer's Premium Value: £1500









# McEwan Fraser Legal

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