




McEwan Fraser Legal
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36 Michael Terrace

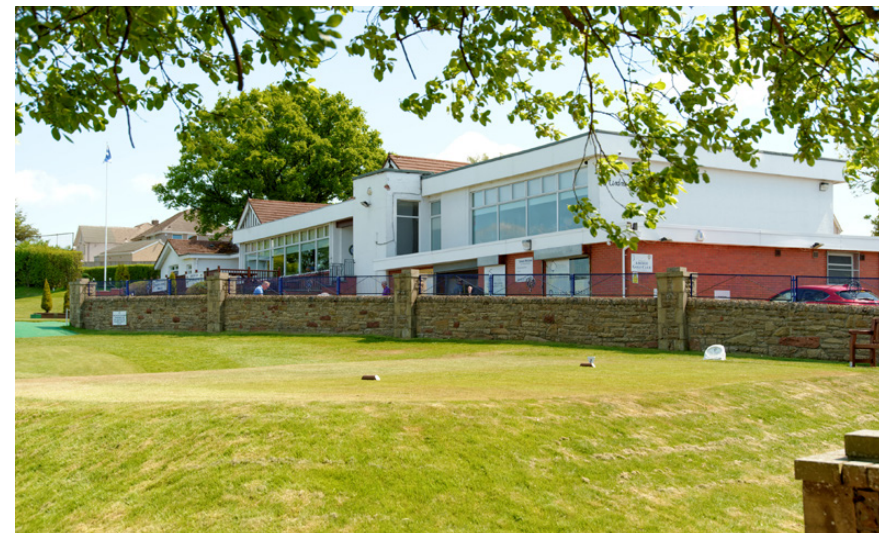
CHAPELHALL, AIRDRIE, ML6 8TQ



The property is located in a popular estate in the vibrant village of Chapelhall.

The village itself has a wide variety of local shops, excellent primary schools, a library, a modern GP practice and a community pharmacy. Further amenities and large retail parks are available in either Airdrie, Hamilton or Coatbridge town centres.

The property is also ideally located for access to the M8 for commuting to both Glasgow and Edinburgh.



We are delighted to bring to the market this excellent, two-bedroom apartment, set in a popular family-friendly street that's well known for its neighbourly spirit. Some of the traditional values that make a street a community are alive here, everybody actually knows each other and the streets are safe for the kids to play out in peace.

The apartment makes an ideal place for first-time buyers to call home or equally it would make a perfect Buy-To-Let investment property. These are very spacious and exceptionally good value for money apartments for any of today's discerning buyers.

The accommodation consists of a bright and spacious lounge/diner, which due to its shape would suit a range of furniture configurations. There is ample space for a dining table and occasional furniture if required and the room offers tremendous space to entertain friends and family on more formal dining occasions.

The galley style kitchen is perfect for the apartment, finished in a range of fitted units, with an electric oven and hob, with ample space for a freestanding fridge freezer, washing machine and dishwasher. It makes a very efficient work-space for anyone to serve up a marvellous meal and to also cater for the washing requirements. Freestanding appliances may be available by separate negotiation.

There are two good sized bedrooms in this apartment, both bright with ample space for free-standing furniture, and built-in wardrobes, there's also a large free-standing wardrobe.

The bathroom is also bright and fresh, with a white three piece suite, nicely tiled throughout with an electric shower over the bath, ensuring there's always an instant supply of piping hot water for long refreshing showers.

The home is kept warm and comfortable, via double glazing and wall hung electric convection heaters. There is ample storage space throughout to help keep the apartment tidy and clutter-free at all times, including two large cupboards off the hall.

There is also plenty of parking adjacent to the apartment and a communal drying area to the rear.

Early viewing is strongly advised for anyone searching for a great value for money starter apartment or Buy-To-Let investment property in walk-in condition and set in the ever popular area of Chapelhall.



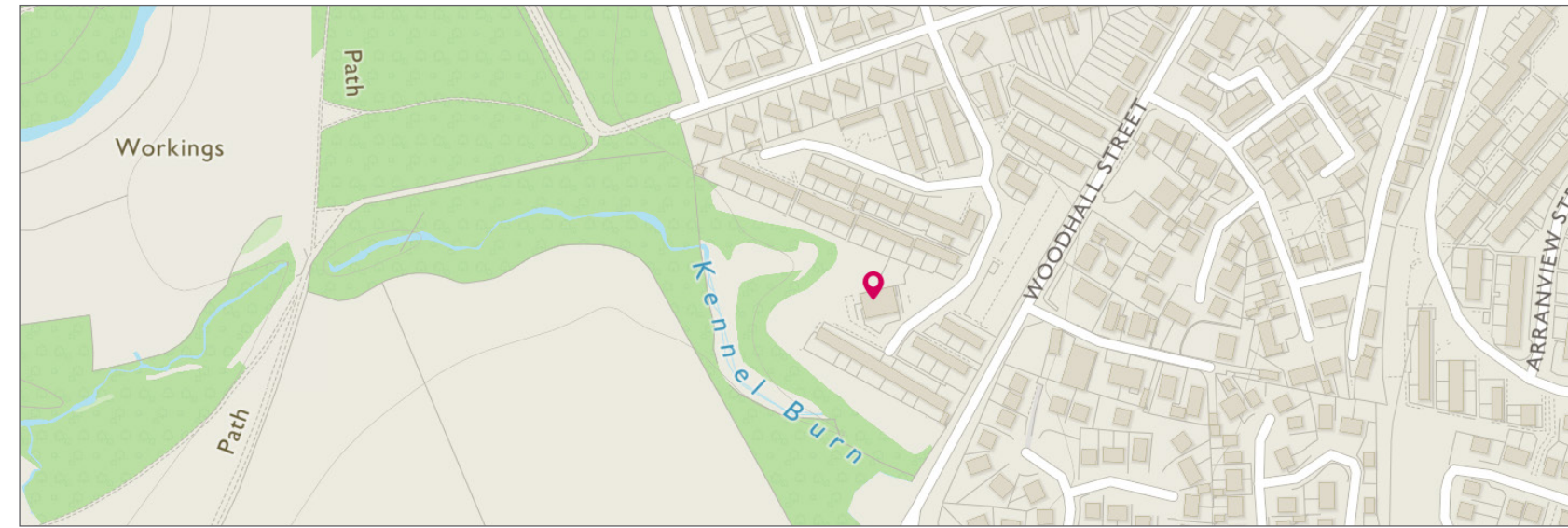


Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.30m (10'10")
Kitchen	2.70m (8'10") x 2.65m (8'8")
Bedroom 1	3.90m (12'10") x 2.65m (8'8")
Bedroom 2	4.30m (14'1") x 3.30m (10'10")
Bathroom	2.10m (6'11") x 1.70m (5'7")

Gross internal floor area (m²): 68m²

EPC Rating: E





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Text and description
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