




McEwan Fraser Legal

Solicitors & Estate Agents

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25 Craigvale Crescent

AIRDRIE, NORTH LANARKSHIRE, ML6 8EP



Airdrie

NORTH LANARKSHIRE, ML6 8EP

Airdrie has a good selection of shops and schools and the town offers quick and easy access to all the major road motorway networks for commuting throughout the central belt. The property is located a short distance from Drumgelloch Train Station, which provides direct train access between Glasgow and Edinburgh.



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McEwan Fraser Legal is delighted to offer for sale this three bedroom, semi-detached house. The property has been decorated throughout to a very high spec and would be a super acquisition for anyone looking for a fantastic family home. The house has been well designed to maximise the natural available light. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

In more detail, the property comprises of an entrance hall, bright and airy lounge with bay window with French doors to the kitchen/dining area. The kitchen has been fitted to include a good range of floor and wall mounted units. It further benefits from an integrated oven, gas hob, cooker hood, space for fridge freezer and dishwasher, ample space for dining table.

The utility rooms have space for washing machine and tumble dryer as well as access to the back garden.

The family room truly is amazing; this architecturally designed room is flooded with natural light and makes this property stand out from all the rest. Furniture configurations are aplenty and two French doors give access to the back garden.

A down Stairs toilet complete with WC and wash hand basin completes the lower level.

On the upper landing, there are two good-sized storage cupboards, and access to the partially floored attic. The master bedroom is bright airy and allows for good furniture configurations. The en suite bathroom with bath, WC and wash hand basin complete this room.

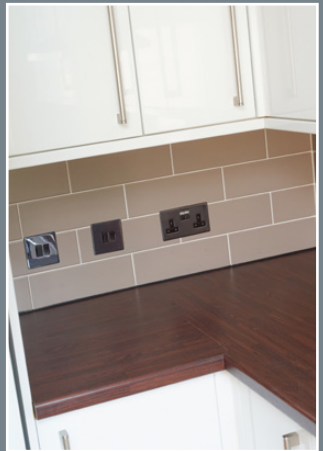
There are two further bright and airy generous sized bedrooms with built-in storage, both rooms also allow for different furniture configurations.

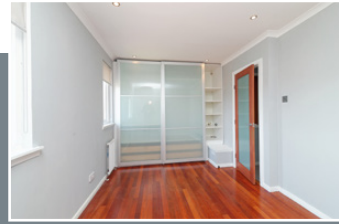
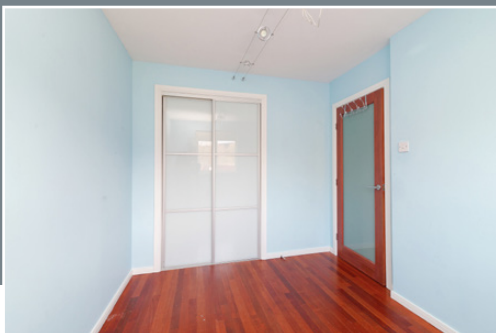
The partially tiled family bathroom completes the upper landing with mains shower over bath, WC and wash hand basin.

The front garden is laid to lawn with access to a driveway and garage. The garage has light and power.

The large secure back garden is mostly laid to lawn but also benefits from a decking area accessed from the family room as well as a patio area to the side.

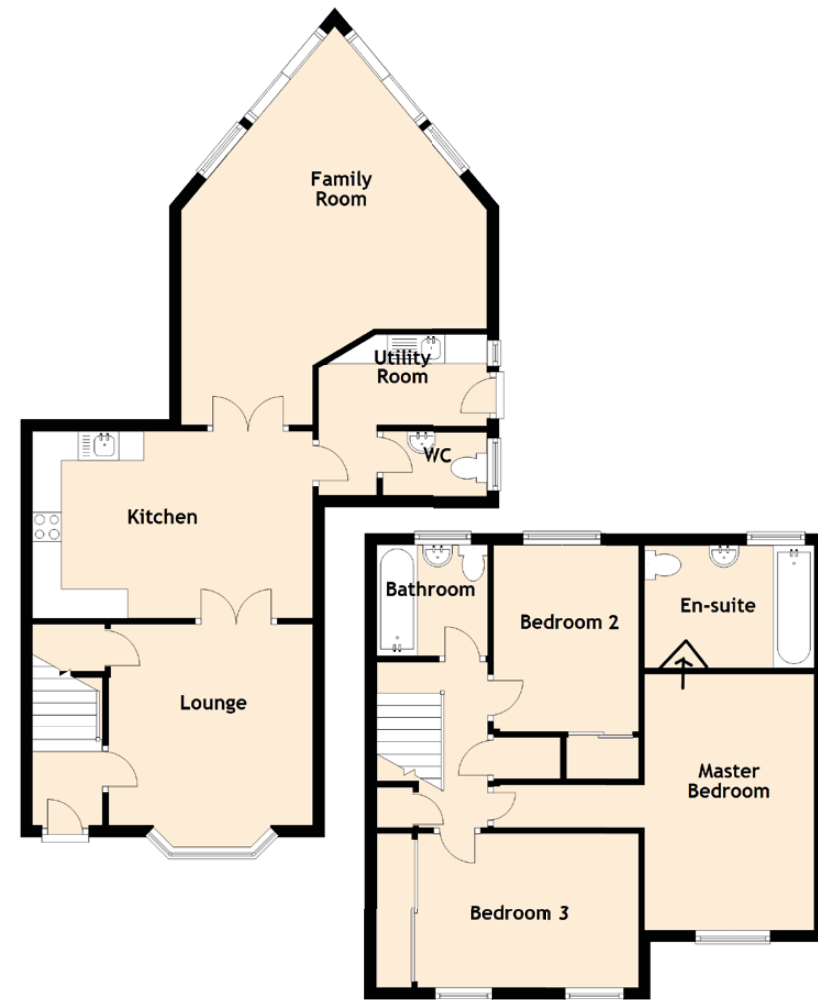
The property also benefits from Gas Central Heating and Double Glazing throughout.





SPECIFICATIONS

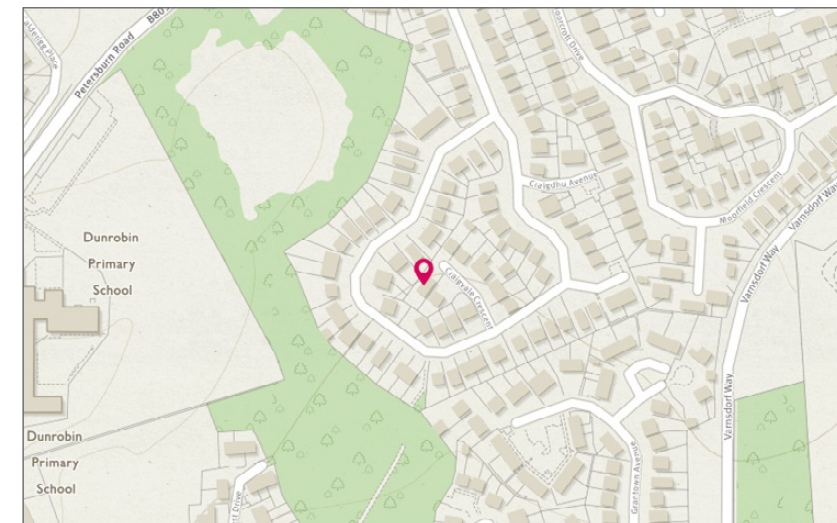
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

FAMILY ROOM	6.09M (20') X 5.50M (18')
LOUNGE	3.50M (11'6") X 3.44M (11'4")
KITCHEN	4.50M (14'9") X 3.20M (10'6")
UTILITY ROOM	3.33M (10'11") X 3.00M (9'10")
WC	1.80M (5'11") X 1.10M (3'7")
MASTER BEDROOM	4.40M (14'5") X 2.90M (9'6")
EN-SUITE	2.90M (9'6") X 2.10M (6'11")
BEDROOM 2	3.20M (10'6") X 2.50M (8'2")
BEDROOM 3	3.80M (12'6") X 2.80M (9'2")
BATHROOM	1.90M (6'3") X 1.90M (6'3")

Gross internal floor area (m²): 109m² | EPC Rating: C






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