




McEwan Fraser Legal

Solicitors & Estate Agents

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15 Ewart Drive

CAIRNHILL PARK, AIRDRIE, NORTH LANARKSHIRE, ML6 9HE



Airdrie

NORTH LANARKSHIRE, ML6 9HE

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 Railway station is within a short five-minute walk from the property which gives access to Glasgow, Edinburgh and the surrounding areas.

The property is well placed for both Airdrie and Coatbridge town centres which have a wide range of supermarkets, shops, bars, restaurants, sports and recreational facilities. Monklands Hospital is within half a mile and there is a choice of excellent primary and secondary schools.

For a family day out, pay the nearby Time Capsule leisure facility a visit. As well as a waterpark, the centre is packed with a multitude of facilities including ice skating, 3 cafés, a health spa suite and dry sports halls for playing everything from badminton to football.



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McEwan Fraser Legal are delighted to offer this highly impressive family home to the marketplace. This stunning detached 5-bedroom townhouse greatly benefits from its central location, within the popular Cairnhill Park development, with all local amenities within walking distance. This property has a lot to offer by way of accommodation and is formed over 3 levels.

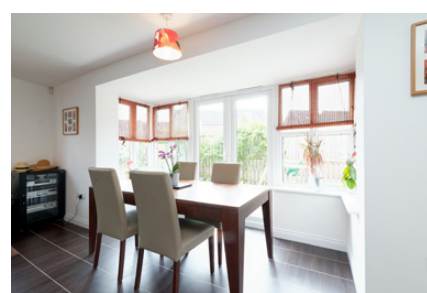
On entering the home through the entrance hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Room usage throughout can be adapted to meet individual purchasers needs and will comfortably provide for a larger family. The property is finished to a fantastic standard throughout and, although of modern design, this substantial home offers spacious apartments similar to those found in traditional builds.

Entry is gained through entrance hallway where it is immediately clear to see the property has been well maintained by the current owners. This area hosts a handy storage cupboard, cloaks w/c and grants access to the impressive formal lounge which is flooded with ample natural light via the dual aspect double glazed windows including feature bay window and patio door formation. This room is spacious and could afford almost any furniture configuration.

At the heart of this family home is the real versatility of space provided by way of the modern kitchen/dining/living area. This impressive kitchen boasts an array of stylish modern floor and wall units with matching worktop surfaces which provides a fashionable and efficient workspace. The kitchen has many more upgrades including stunning floor coverings which have been colour matched with kitchen units. It further benefits from an integrated fridge freezer, electric oven, 6 gas burner hob and extractor fan making this the ideal kitchen for an aspiring chef. This area is sufficient to house a large dining room table and chairs with feature bay window and patio door formation making this the ideal property for entertaining.

Adjacently, to the kitchen lies a generously sized and well-equipped utility room with additional floor and wall units which is further storage for appliances and also grants access to the rear garden. A large under stair cupboard can also be accessed from the utility room.





OVERALL *versatility* AND *charm* OF THIS *Superb* FAMILY HOME





The mid-level of this property hosts 3 double bedrooms two of which are dual aspect, with the master bedroom benefiting from En-Suite shower room and built in wardrobes. This floor also features the family bathroom, which consists of a 3 piece suite.

The upper level hosts a further 2 bedrooms, with the spacious double bedroom 5 having aspect over both front and rear garden grounds, a further WC/ shower room and storage cupboard completes the accommodation internally.

The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended and child secure gardens to the rear with ample parking at the side of the property and for additional security a single garage.

This property was skilfully designed to enjoy excellent natural light in conjunction with a host of high-quality internal finishes which combine to provide a home of some considerable character and viewing alone will confirm the overall versatility and charm of this superb family home. A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	6.40m (21') x 3.50m (11'6")
Kitchen/Diner	6.30m (20'8") x 5.10m (16'9")
Utility	2.00m (6'7") x 2.00m (6'7")
WC	1.70m (5'7") x 0.95m (3'1")

First Floor	
Master Bedroom	3.80m (12'6") x 3.80m (12'6")
En-suite	2.60m (8'6") x 1.60m (5'3")
Bedroom 2	3.50m (11'6") x 3.50m (11'6")
Bedroom 3	3.50m (11'6") x 2.90m (9'6")
Bathroom	2.40m (7'10") x 1.90m (6'3")

Second Floor	
Bedroom 4/Office	3.80m (12'6") x 2.50m (8'2")
Bedroom 5	4.30m (14'1") x 3.50m (11'6")
Shower Room	2.00m (6'7") x 1.80m (5'11")

Gross internal floor area (m²): 166m² | EPC Rating: C

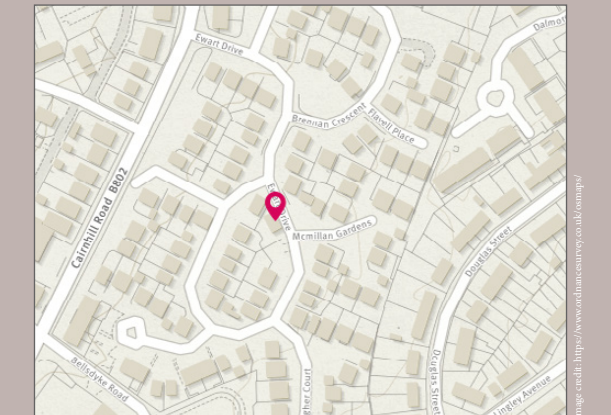


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