




McEwan Fraser Legal

Solicitors & Estate Agents

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AIRDRIE, ML6 7HS



LOCATION

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's Drumgelloch Railway Station is within a short fifteen-minute walk from the property, which gives access to Glasgow, Edinburgh and surrounding areas.

The property itself is well placed for both Airdrie and Coatbridge town centres and a full choice of amenities including a wide range of supermarkets, shops, bars, restaurants, sports and recreational facilities. Monklands Hospital is slightly over two miles away and there is a choice of excellent primary and secondary schooling.

THE PROPERTY

McEwan Fraser Legal are delighted to introduce to the market this stylish and impressive three bedroom detached family villa. This is a superb and very adaptable home which provides substantial accommodation and living space for any growing family. 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.

The accommodation consists of a welcoming hallway with very handy cloaks WC and storage cupboard. The impressive formal lounge is both bright and spacious and allows for a range of furniture configurations to include a medium size dining table and chairs. Glazed patio doors not only give access to the rear garden but also flood this room with an abundance of natural light.

At the heart of this family home is a real versatility of space provided by a modern kitchen which boasts an array of stylish floor and wall units with matching worktops and breakfast bar which provides a fashionable and efficient work-space. It is further enhanced with an integrated oven, hob and extractor fan. Entry to rear garden

can also be accessed via this room.

On the upper level of this property are 3 good sized bedrooms all with plenty of room for free-standing furniture with bedrooms one and two benefiting from built-in wardrobes. The master bedroom as you would expect has a great en-suite with a standalone shower. This property is only one of four of this size in the development and is not much smaller in square footage than the four bedrooms.

The family bathroom contains a fresh three-piece suite vanity suite with matching tile and completes the accommodation internally.

The exterior of the property mirrors the excellent condition of the interior and is complemented with well-tended gardens to both front and rear with private off street parking sufficient for two cars and single integral garage for additional peace of mind.

Some properties tick all the boxes, this is certainly one of them. This stunning property makes a perfect place to raise a family and is expected to have mass appeal, therefore, we would suggest early viewing to avoid disappointment.





SPECIFICATIONS

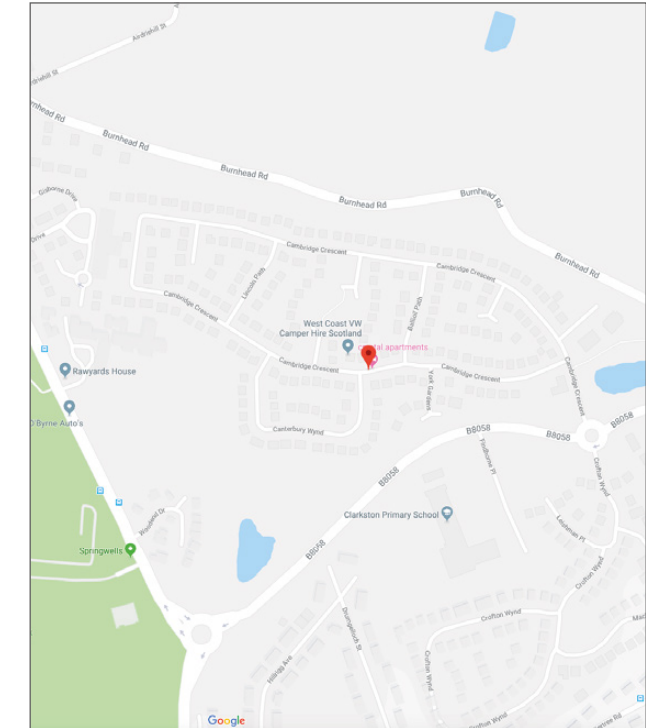
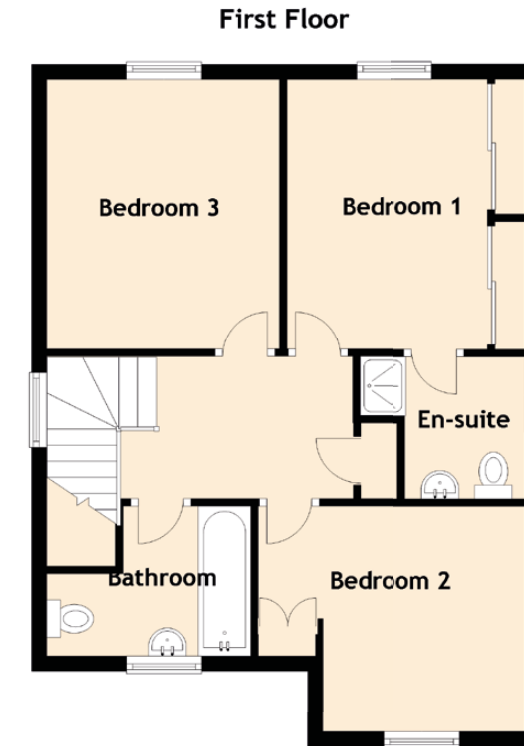
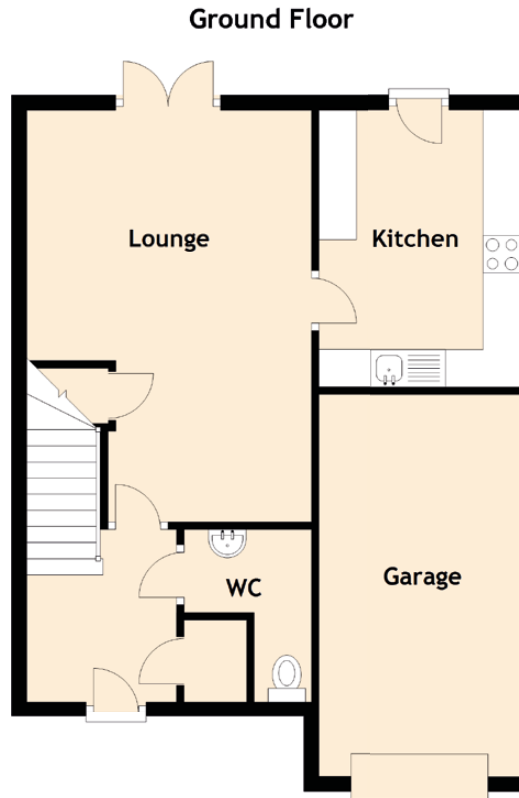
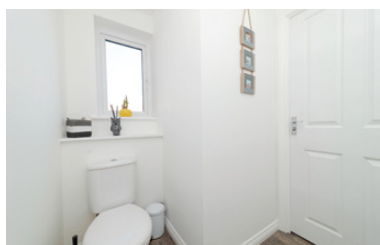
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Kitchen	3.70m (12'2") x 2.70m (8'10")
Lounge	5.50m (18'1") x 3.80m (12'6")
WC	2.30m (7'7") x 1.70m (5'7")
Bedroom 1	3.60m (11'10") x 2.95m (9'8")
En-suite	1.90m (6'3") x 1.60m (5'3")
Bedroom 2	3.00m (9'10") x 2.70m (8'10")
Bedroom 3	3.60m (11'10") x 3.10m (10'2")
Bathroom	2.80m (9'2") x 1.97m (6'6")

Gross internal floor area (m²): 95m²

EPC Rating: C





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Part
Exchange
Available

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