

# 2 Craigvale Crescent

AIRDRIE, NORTH LANARKSHIRE, ML6 8EP



*STYLISH AND IMPRESSIVE THREE-BED  
DETACHED FAMILY HOME*



01698 537 177



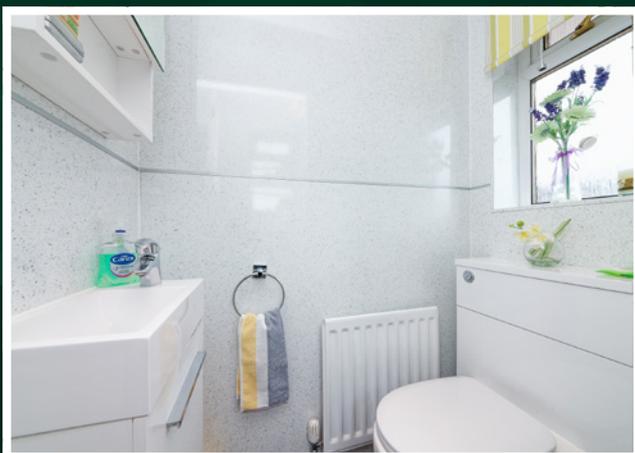
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We are delighted to introduce to the market this stylish and impressive three-bed detached family home. This is a superb and very adaptable home, which provides substantial accommodation and living space for any family. Beautifully nestled in a corner position within the popular area of Petersburn, Airdrie. The property is offered to the market in walk-in condition and benefits from a host of key features and upgrades.



The accommodation consists of a welcoming hallway, with an adjacent WC. The bright and airy lounge through diner, is a relaxing place to sit at the end of the day. The beautifully bright room is bathed in natural light, and the generous space offers flexibility for various furniture layouts. The dining area easily accommodates the formal dining table, and the French doors flow effortlessly to the rear garden and sun patio.



The kitchen makes a lovely hub for the family home and benefits from an extensive range of fitted units, including a gas hob, electric oven, built-in microwave, integrated dishwasher, with a free-standing fridge freezer. The kitchen provides a stylish and highly functional area to prepare a marvellous meal. The utility room is adjacent to the kitchen and caters well for the family's washing requirements.





Moving upstairs, the family bathroom is modern, fresh and bright, with a white suite including a shower over the bath. There are three good-sized bedrooms, all have built-in wardrobes. The spacious master bedroom is en-suite, with a standalone shower cubicle containing a mains shower.



“...THE SPACIOUS MASTER BEDROOM IS EN-SUITE, WITH A STANDALONE SHOWER CUBICLE CONTAINING A MAINS SHOWER...”





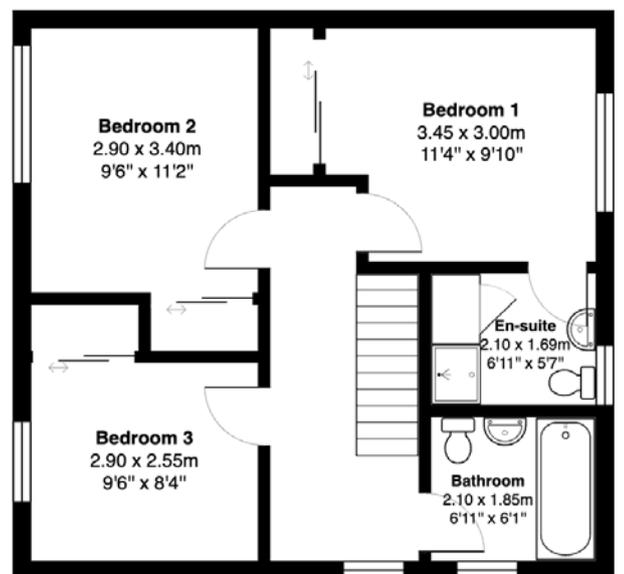
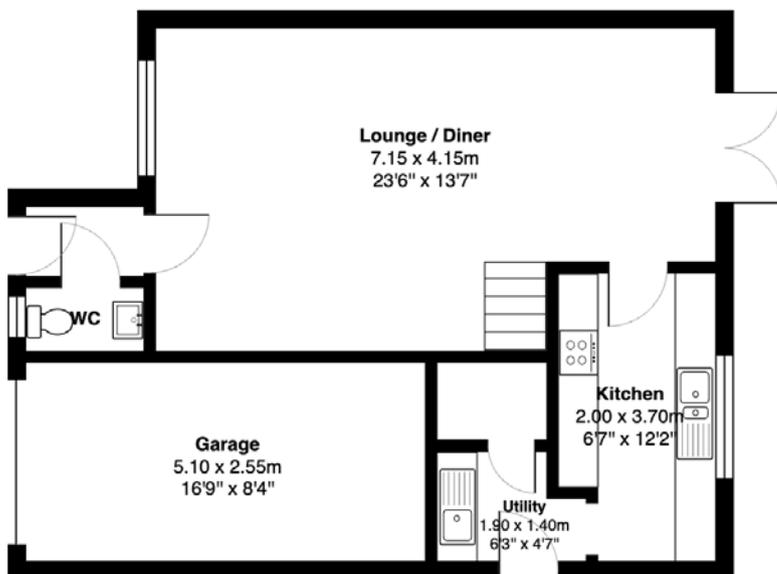
**Bedroom 2**





**Bedroom 3**





Gross internal floor area (m<sup>2</sup>): 90m<sup>2</sup>

EPC Rating: C

## Floor Plan



The home is kept warm and comfortable via double glazing and gas central heating. The back garden is low-maintenance and both pet and child-friendly. It offers a hard-standing patio, the perfect spot to relax on sunnier days. Outdoor space is complemented by off-street parking to the front aspect on the mono-blocked driveway. The garage is perfect for those who like to tinker with a hobby, and there's also a handy shed.

Some properties tick many boxes, and this is certainly one of them. Early viewing is highly recommended for anyone seeking a beautiful detached home, in walk-in condition, and set in a quiet, secure and family-friendly location.

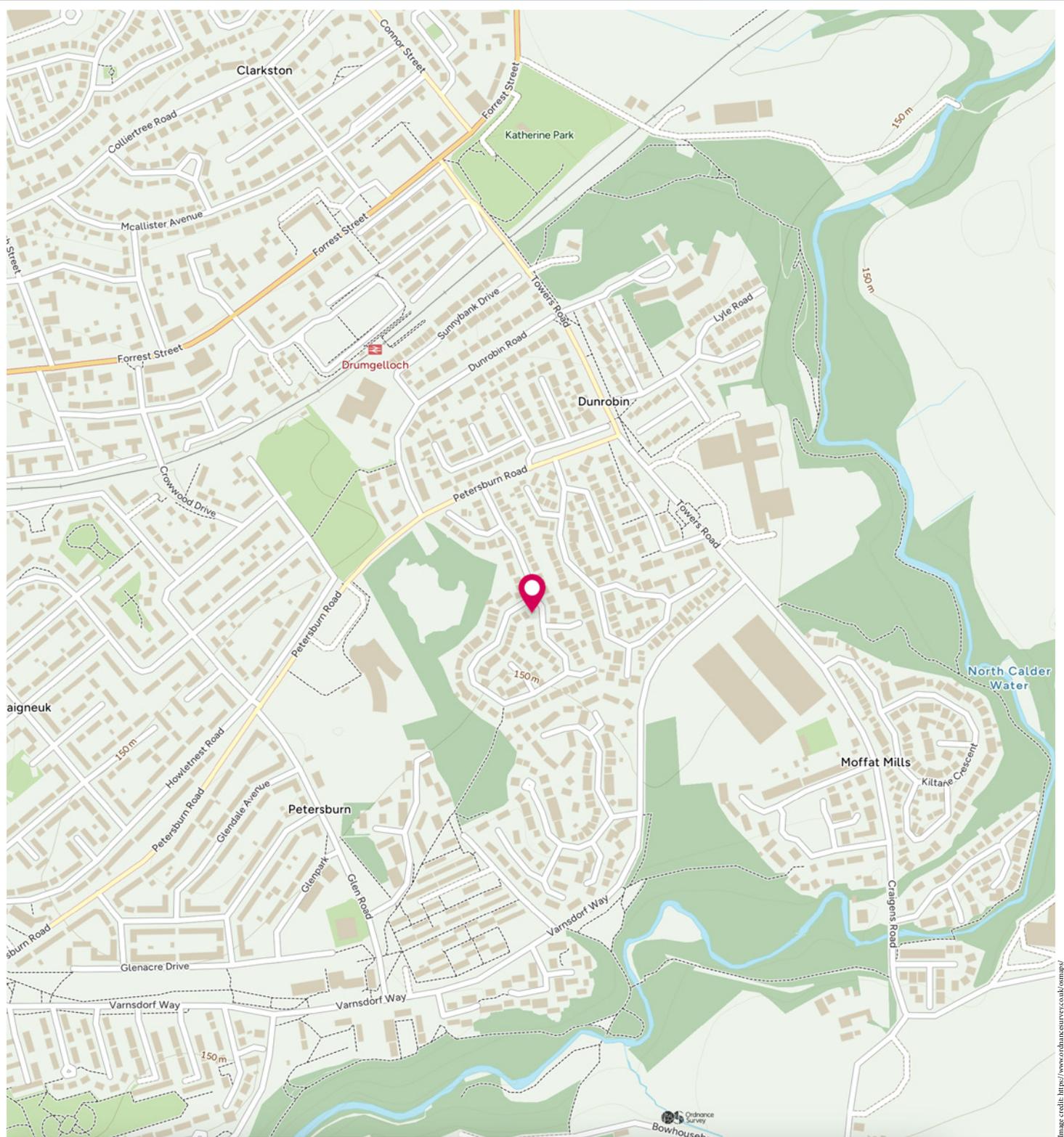
## The Property



The popular area of Petersburn, Airdrie is a great place to live and commute from. The transport links by bus and rail to Glasgow (seventeen miles) and Edinburgh (thirty miles) are both frequent and close at hand. Drumgelloch train station is less than a 10 minute walk away.

For those travelling by car, the main motorway links are easily accessible, meaning all areas of central Scotland are commutable on a daily basis. There are good local schooling and amenities, and a vast range of shops and amenities nearby within the town of Airdrie itself, and further afield in Coatbridge, Motherwell, and Cumbernauld, making it a very popular place to call home.

## The Location



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