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MCEWAN FRASER LEGAL IS DELIGHTED TO BRING TO THE MARKET THIS TRULY STUNNING FIVE BEDROOM DETACHED VILLA, SITUATED IN AN ATTRACTIVE SEMI-RURAL LOCATION WITHIN THE COMMUNITY OF GREENGAIRS JUST FOUR MILES (APPROX) FROM THE CENTRE OF AIRDRIE OR TWO MILES (APPROX.) FROM THE CENTRE OF CUMBERNAULD.

Both Glasgow and Edinburgh city centres remain within comfortable commuting distance and offer all shopping, cultural and leisure facilities and services as expected of major cities.

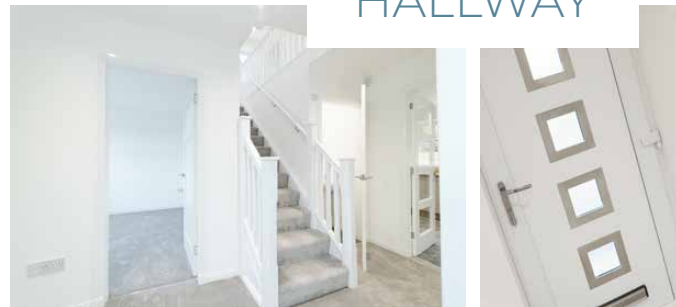
Nearby Airdrie has good travel links by road (M8) and rail. There is a new electric rail service from Airdrie to Edinburgh. Glasgow Airport (twenty-three miles) and Edinburgh Airport (thirty miles) provide regular internal and international flights.







HALLWAY



LOUNGE



MCEWAN FRASER LEGAL IS DELIGHTED TO OFFER TO THE MARKET THIS STUNNING FIVE BEDROOM DETACHED NEW BUILD VILLA. 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.

As part of the design of this property, a strong emphasis has been placed on the creation of easily managed and free-flowing space and is fit for today's modern living. This wonderful family home has been designed to make the best use of the excellent open countryside views surrounding the property. Room usage can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family.

The entrance hallway perfectly depicts this wonderful home and offers

a taste of what's to come in this truly unique property. From here access is granted to the formal lounge, lower bedroom, cloaks WC and modern kitchen.

The impressive formal lounge is bright and spacious which allows a range of furniture configurations with feature bay window formation which not only floods the room with ample natural light but offers stunning countryside views to the Campsie and Ochil Hills.



KITCHEN



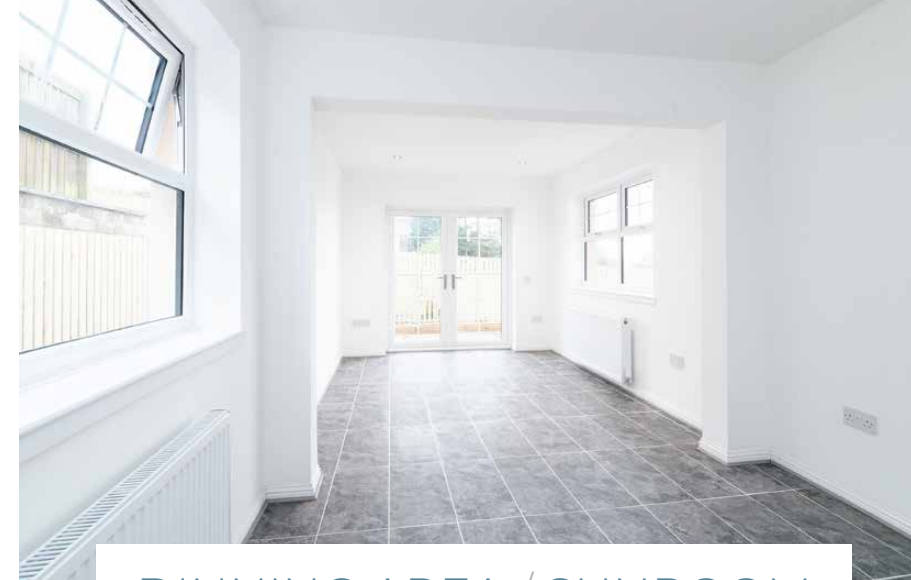
“...A STRONG EMPHASIS HAS BEEN PLACED ON THE CREATION OF EASILY MANAGED AND FREE-FLOWING SPACE...”

AT THE HEART OF THIS FAMILY HOME IS THE REAL VERSATILITY OF SPACE PROVIDED BY WAY OF THE MODERN KITCHEN.

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, gas hob and extractor fan making this the ideal kitchen for an aspiring chef.

The adjoining dining area offers views over the rear of the property and has sufficient space to house a large dining table and also links the sunroom which also offers views to the front of the property making this the ideal property for entertaining. The rear garden can also be accessed from this area. There is also a handy utility room situated off the kitchen which has further storage and for noisy appliances.

The accommodation at the lower level is complete with a spacious double bedroom which offers views over the front of the property.



DINNING AREA / SUNROOM





THE UPPER LEVEL OF THE PROPERTY HOSTS FOUR DOUBLE BEDROOMS WITH MASTER BENEFITING FROM NOT ONLY WONDERFUL COUNTRYSIDE VIEWS BUT A STUNNING EN-SUITE SHOWER ROOM.

This level also hosts the family bathroom which consists of three-piece vanity suite with shower over bath.

Externally the property is surrounded by low maintenance grounds with ample room to the front to keep several cars.

The high specifications of this family home also include both double glazing and gas central heating to radiators, for additional peace of mind and comfort.



BEDROOM / EN-SUITE



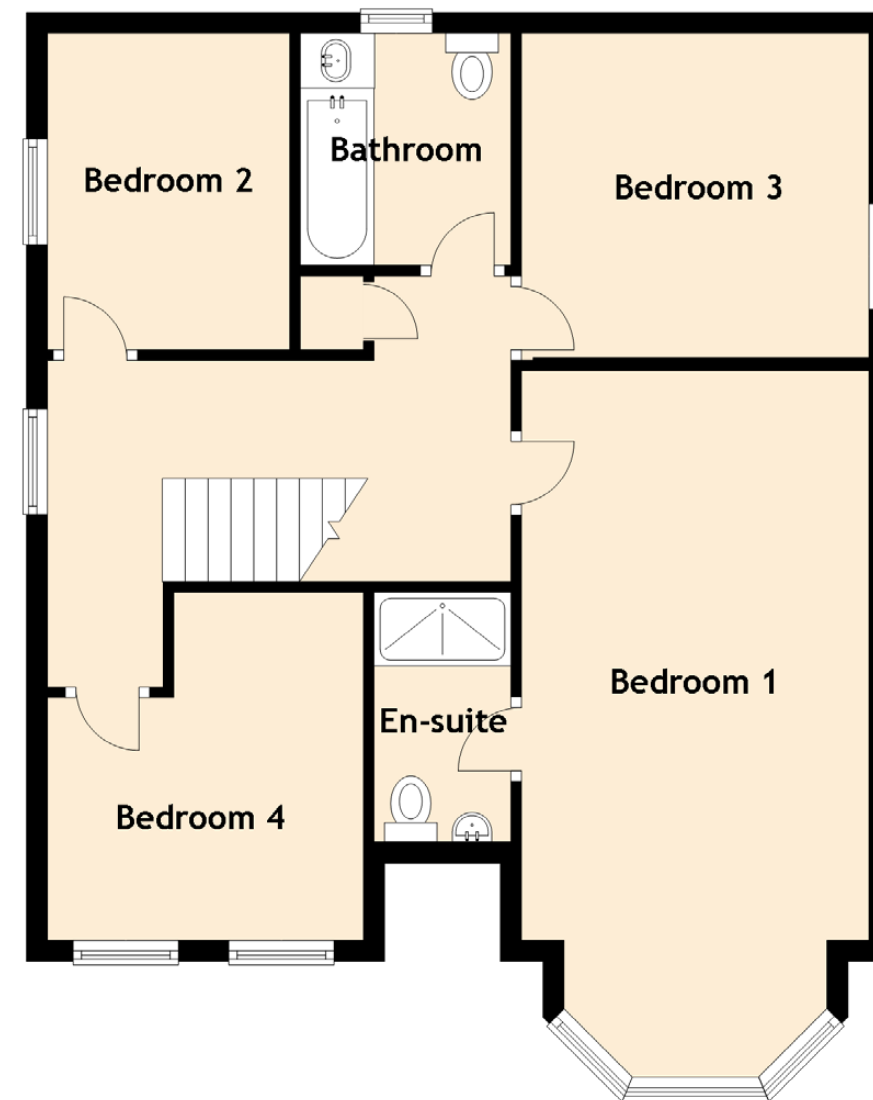
BEDROOMS



## FLOOR PLAN, DIMENSIONS & MAP

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.

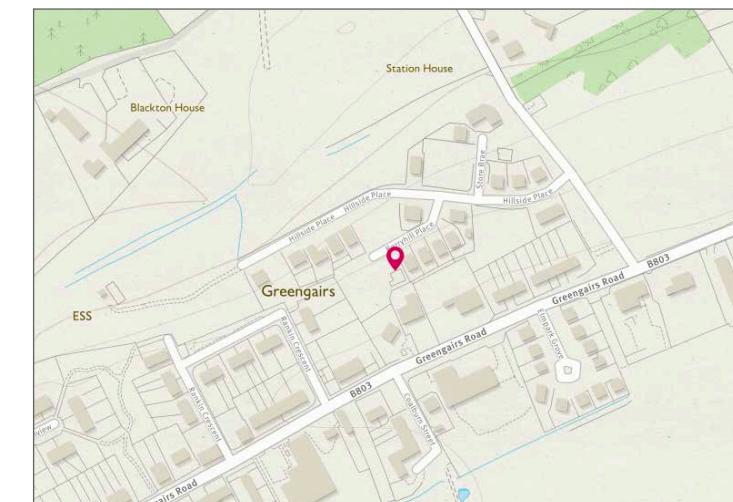
Viewing alone will confirm the overall versatility and charm of this superb family home. A home of this quality rarely graces the market and will undoubtedly create high interest and viewing is strictly by appointment through the selling agents.



Approximate Dimensions (Taken from the widest point)

Ground Floor	
Lounge	6.80m (22'4") x 3.30m (10'10")
Kitchen	3.40m (11'2") x 3.00m (9'10")
Dining Area/Sunroom	6.10m (20') x 3.00m (9'10")
Utility	1.80m (5'11") x 1.50m (4'11")
Bedroom 5	3.30m (10'10") x 3.00m (9'10")
Shower Room	2.10m (6'11") x 1.20m (3'11")
WC	1.70m (5'7") x 1.00m (3'4")

First Floor	
Bedroom 1	6.80m (22'4") x 3.30m (10'10")
En-suite	2.37m (7'9") x 1.30m (4'3")
Bedroom 2	3.00m (9'10") x 2.20m (7'3")
Bedroom 3	3.30m (10'10") x 3.00m (9'10")
Bedroom 4	3.30m (10'10") x 3.00m (9'10")
Bathroom	2.20m (7'3") x 2.00m (6'7")







# McEwan Fraser Legal


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