



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177

**11/B George Street**

AIRDRIE, LANARKSHIRE, ML6 0DJ



# 11/B GEORGE STREET AIRDRIE

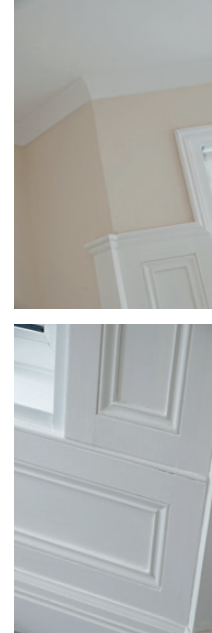
The property is well placed for both Airdrie and Coatbridge town centres and has a wide range of supermarkets, shops, bars, restaurants, sports and recreational facilities. Monklands Hospital is within half a mile and there is a choice of excellent primary and secondary schools. Airdrie is perfectly 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 minutes from the property and gives access to Glasgow, Edinburgh and the surrounding areas.

McEwan Fraser Legal are delighted to present to the market this traditional one bedroom upper apartment in the sought after Royal Terrace area of Airdrie. This property would be ideal for first time buyers or someone looking to downsize/retire and is presented to the local property marketplace in excellent

condition. This would be an excellent choice for the discerning purchaser looking for excellent value for money. The property is perfectly priced for today's marketplace.

This property comprises accommodation over one level only as follows. All accommodation accessed via the hallway giving access to a spacious lounge with a large window which floods the room with natural light, fitted galley style kitchen, has a generously sized bedroom with feature bay window and large walk in cupboard and family bathroom. This property benefits from substantial loft space and the discerning buy have the option to convert this space (subject to planning) to incorporate an additional bedroom with en-suite shower room as many of their neighbours have.

The property further benefits from gas central heating, double glazing and fantastic communal gardens to the rear.



“...A GENEROUSLY SIZED BEDROOM WITH FEATURE BAY WINDOW AND LARGE WALK IN CUPBOARD...”



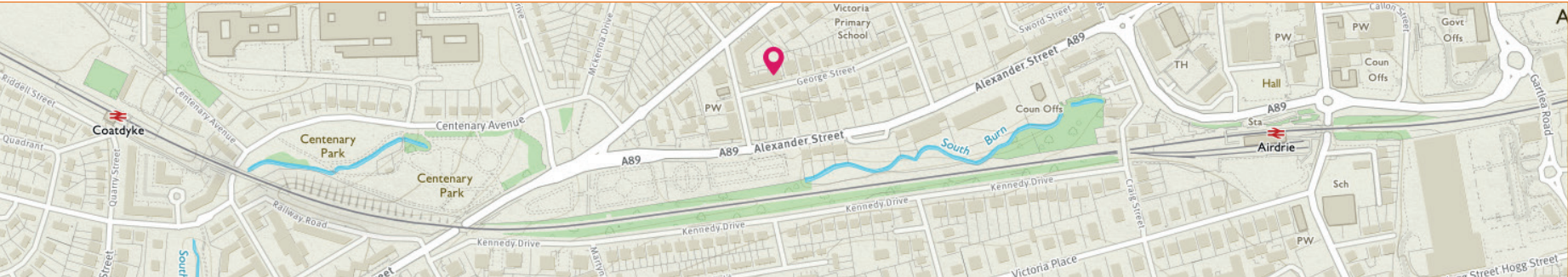
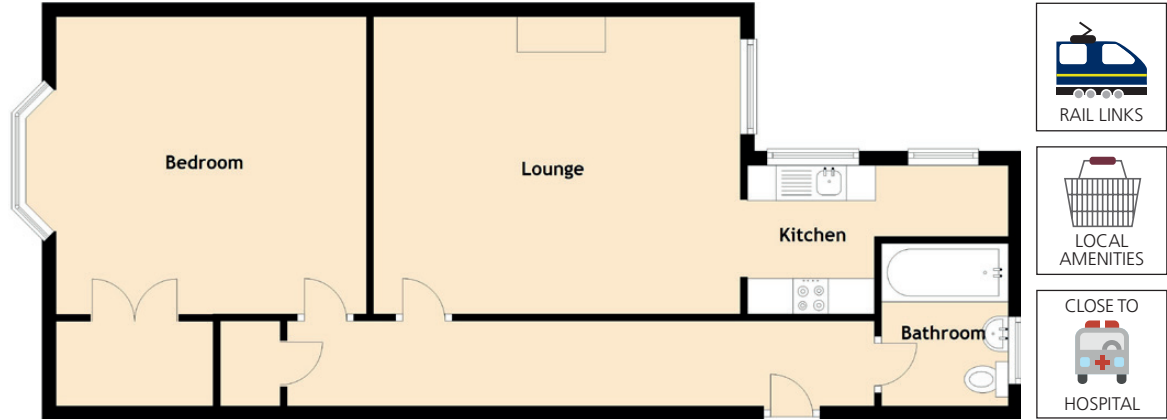


Approximate Dimensions  
(Taken from the widest point)

Lounge 5.20m (17'1" ) x 4.20m (13'9" )  
Kitchen 3.70m (12'2" ) x 2.10m (6'11" )  
Bedroom 4.40m (14'5" ) x 4.20m (13'9" )  
Bathroom 2.30m (7'7" ) x 1.90m (6'3" )

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>

EPC Rating: E



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Text and description  
**ALAN DONALDSON**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
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Designer