



**McEwan Fraser Legal**

Solicitors & Estate Agents

0131 524 9797

61 Gisborne Drive

ARIDRIE, ML6 7LG



Airdrie

ML6 7LG

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 stone's throw of 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 and Monklands Hospital is just under one mile away.



67 Gishborne Drive

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McEwan Fraser Legal are delighted to bring to the open market this two-bed semi-detached family home. Great emphasis has been placed on the creation of easily managed and free flowing space on a bright and fresh layout. On entering the home through the hallway, it is immediately apparent that the current owners have looked after this family home, which is fit for today's modern living. Room usage throughout can be adapted to meet individual purchasers. The property is finished to an excellent standard throughout.

In more detail the property consists of a welcoming hallway with storage. The bright and airy lounge allows for free standing furniture and different furniture configurations. Patio doors also give access to the back garden.

The kitchen comes with floor to ceiling units, hob, oven, hood, integrated fridge freezer, dishwasher and washing machine as well as ample work top space.

The downstairs cloakroom comes with wash hand basin and W/C.

On the upper level access to the attic can be found.

There are two good sized bedrooms both bright and airy and allowing for free standing furniture and also benefiting from built in storage.

The family bathroom completes the property internally with shower over bath, wash hand basin and W/C.

Externally there is parking to the front. The secure back garden is mostly laid to lawn.

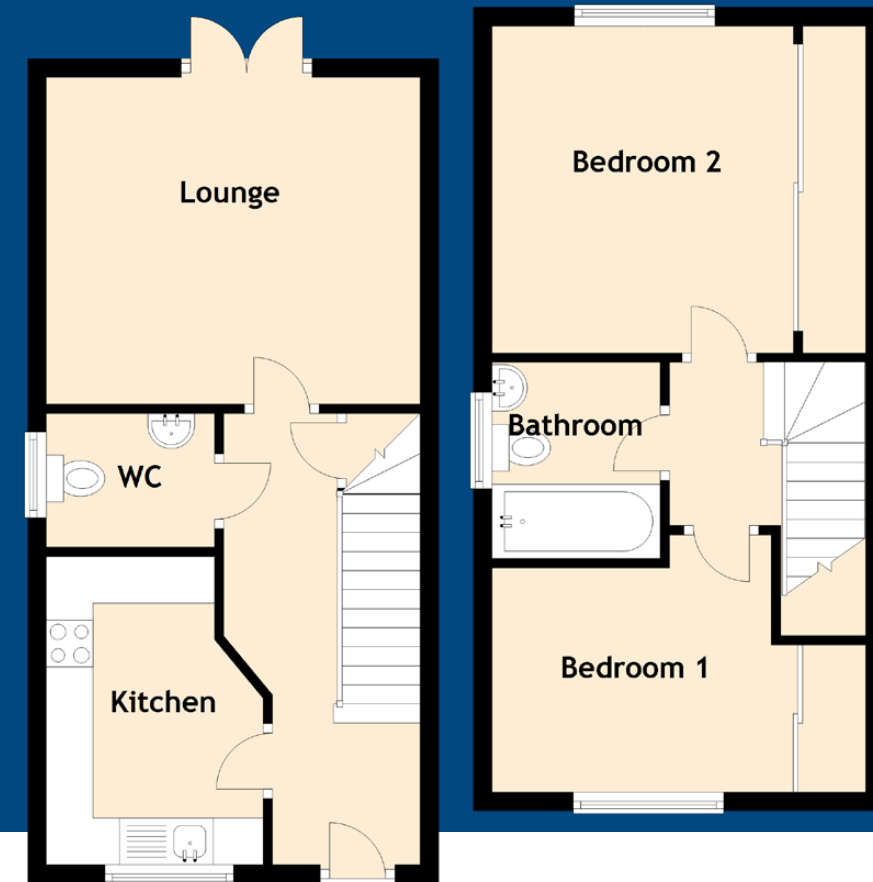
The property also benefits from gas central heating and double-glazed windows.

Early viewing is highly recommended.





The Details

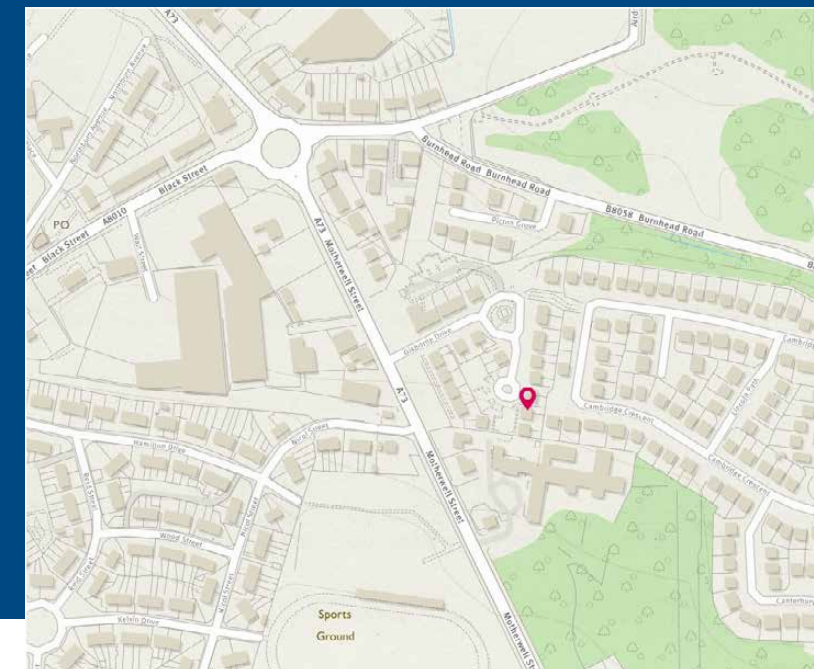


Approximate Dimensions (Taken from the widest point)

Ground Floor
 Lounge 4.00m (13'1") x 3.50m (11'6")
 Kitchen 3.30m (10'10") x 2.10m (6'11")
 WC 1.80m (5'11") x 1.20m (3'11")

First Floor
 Bedroom 1 3.23m (10'7") x 2.40m (7'10")
 Bedroom 2 3.50m (11'6") x 3.20m (10'6")
 Bathroom 2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 65m² | EPC Rating: C






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**Part
Exchange
Available**

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Text and description
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