

  
**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

ARIDRIE, ML6 7LG

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.

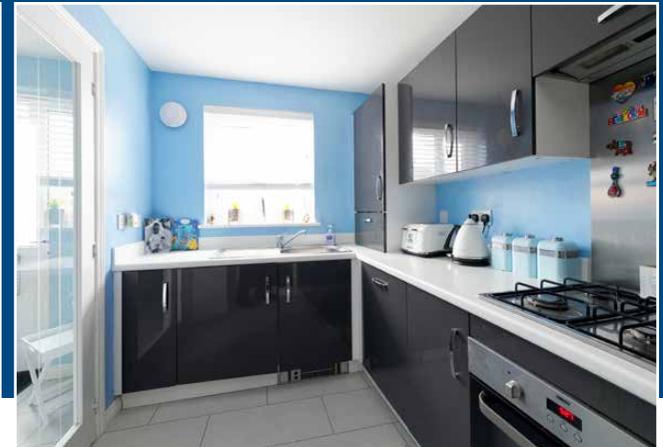
There are two good sized bedrooms both bright and airy and allowing for free standing furniture and also benefiting from built in storage.

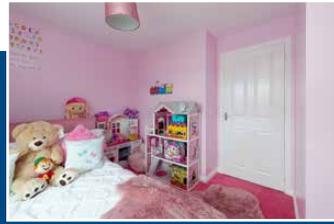
The family bathroom completes the property internally with shower over bath, wash hand basin and W/C.

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.





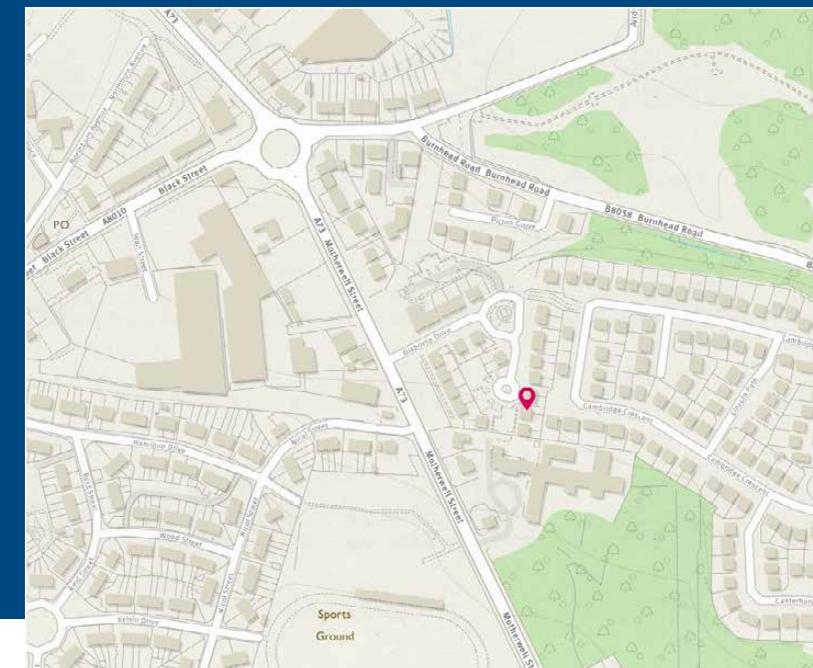
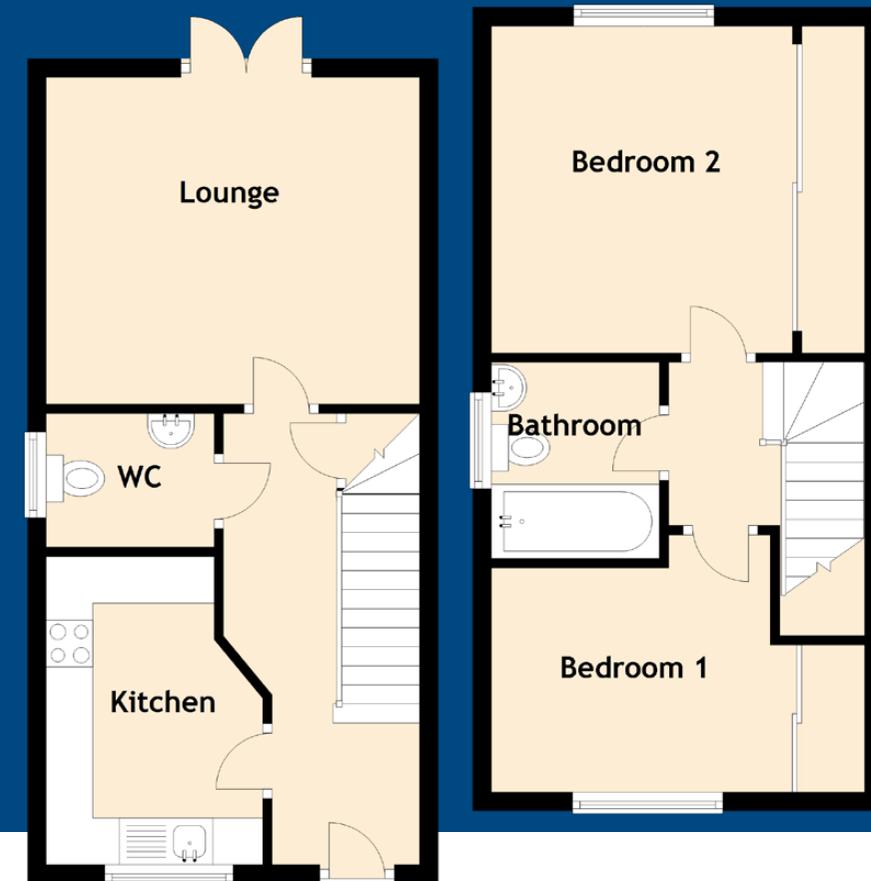
# The Details

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 (m<sup>2</sup>): 65m<sup>2</sup> | EPC Rating: C






**McEwan Fraser Legal**  
Solicitors & Estate Agents

Tel. 0131 524 9797  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**GRAEME NIMMO**  
Corporate Accounts



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer