




McEwan Fraser Legal

Solicitors & Estate Agents

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27 Woodhead Crescent

GLENMAVIS, AIRDRIE, ML6 0QH

THE LOCATION

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The popular area of Glenmavis is a great place to call home. It is situated on the outskirts of both Airdrie and Coatbridge with the village having a local convenience store and a selection of takeaway restaurants and hairdressers. It is also within short walking distance to Airdrie Golf Club. The transport links by bus are frequent to the nearby town of Airdrie where rail links mean Glasgow and Edinburgh city centre with all the shops and attractions are attainable within thirty minutes.

The town of Airdrie is host to many excellent shopping outlets with several well-known high-street names represented as well as major supermarkets. The area also has several highly regarded primary and secondary schools catering to all denominations and within a short distance of the property you will find several excellent sporting facilities including a swimming pool and gymnasiums. For those who commute, Airdrie is close to the M8 Motorway which provides direct links to the central belt as well as Glasgow and Edinburgh while nearby train stations offer similar main line links.



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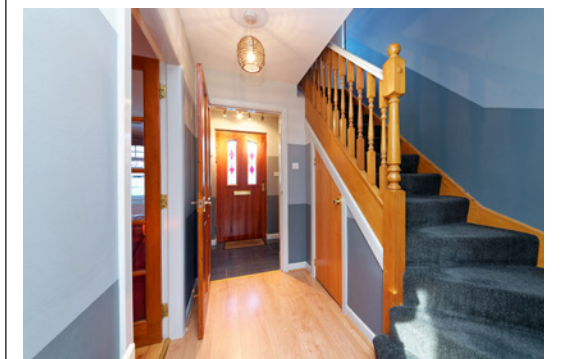
We are delighted to offer for sale this four-bedroom, detached villa with the added bonus of a garage, tucked away in a popular pocket of Glenmavis. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation.

This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A welcoming hallway leads to all apartments on this level. The formal lounge is pleasantly located at the front of the property and provides an interesting outlook from the feature bay window. The fire and surround give the room a real cosy feel. The impressive dining kitchen has a range of floor and wall-mounted units with a contrasting worktop, which provides a fashionable and efficient workspace. It also hosts a range of integrated appliances. It is easy to imagine the evenings of fine dining this zone has played host to. A set of doors gives access into the rear garden from this room and allows you to invite outside in. A useful WC and utility room complete the accommodation on this level.

Journeying upstairs you will discover four bright and airy well-appointed bedrooms, with the master bedroom being complemented with an impressive en-suite. All of the rooms are bright and airy and offer a plethora of furniture layouts. The family bathroom suite completes the impressive accommodation internally.

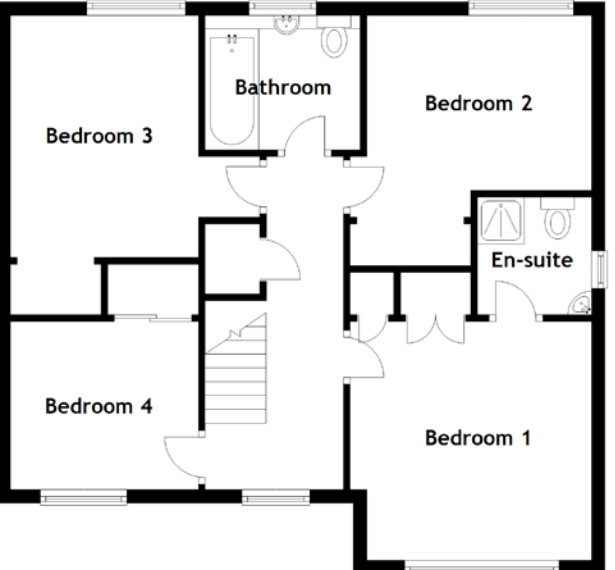
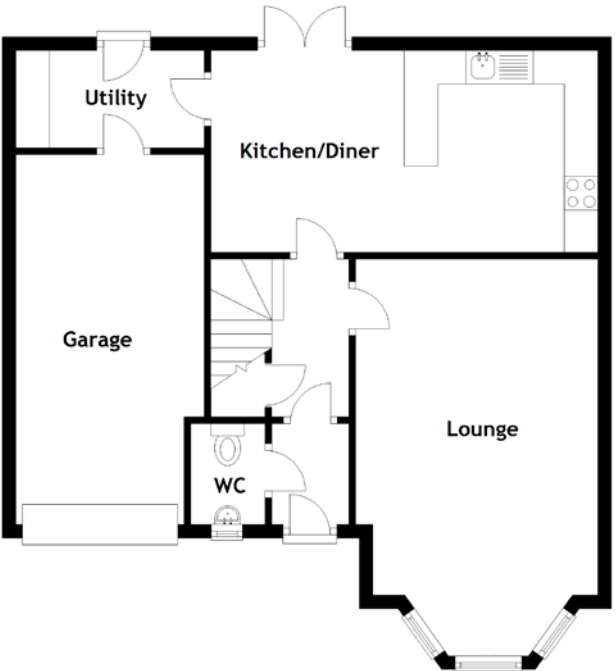
Externally, there are private front and rear gardens. A driveway to the front provides off-road parking with a garage thereafter. The rear garden is fully enclosed and is a real sun trap which will be popular in the summer months. Many an evening will be spent in this zone with friends and family. The high specifications of this family home also include double glazing and gas central heating for additional comfort.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.90m (19'4") x 3.60m (11'10")
Kitchen/Diner	5.75m (18'10") x 3.00m (9'10")
Utility	2.80m (9'2") x 1.45m (4'9")
WC	1.50m (4'11") x 1.10m (3'8")
Bathroom	2.30m (7'7") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.60m (11'10")

En-suite	1.85m (6'1") x 1.40m (4'7")
Bedroom 2	3.65m (12') x 3.00m (9'10")
Bedroom 3	3.60m (11'10") x 3.40m (11'2")
Bedroom 4	2.70m (8'10") x 2.50m (8'2")
Garage	5.50m (18'1") x 2.80m (9'2")

Gross internal floor area (m²): 115m²
EPC Rating: C




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