



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

01698 537 177

**32 Howletnest Road**

CRAIGNEUK, AIRDRIE, NORTH LANARKSHIRE, ML6 8JA



# 32 Howletnest Road

CRAIGNEUK, AIRDRIE, NORTH LANARKSHIRE, ML6 8JA

The property is well placed for Airdrie town centre with its full choice of amenities including supermarkets, shops, bars, restaurants and sports and recreational facilities. Monklands Hospital is two miles away and there is a choice of excellent primary and secondary schools in the area. 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. Drumgelloch Railway Station is only a short walk away and gives access to Glasgow, Edinburgh and surrounding areas.

McEwan Fraser Legal are delighted to offer to the market this Spacious 3 Bedroom Mid-Terraced Villa in Craigneuk, Airdrie.

This property benefits from gardens to the front and the rear and an abundance of on street parking. With this property so close to Airdrie Town Centre, proximity to public transport and the schools within walking distance, this property will not be on the market for long at all.

The property is formed over two levels with the Lounge, Kitchen and Bathroom on the ground floor and the 3 Double Bedrooms upstairs. All of the rooms are of great size and there is plenty of storage throughout. There is also the added benefit of a large loft space, this could also be converted as part of a renovation with the relevant planning permissions being granted.

Internally this property would benefit from a degree of modernisation and this is reflected in the Home Report value. Once complete the new owner will be able to enjoy this efficient and affordable family home in central location for many years to come.



# Specifications

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.50m (14'9") x 4.00m (13'1")
Kitchen	3.30m (10'10") x 3.00m (9'10")
WC	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 3.00m (9'10")
Bedroom 2	5.30m (17'5") x 4.60m (15'1")
Bedroom 3	4.10m (13'5") x 3.10m (10'2")

Gross internal floor area (m<sup>2</sup>): 92m<sup>2</sup> | EPC Rating: D

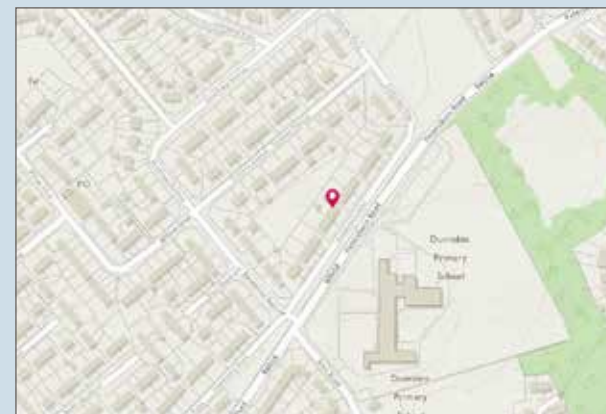


Image credit: <https://www.ordnancesurvey.co.uk/maps/>

# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto: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  
**ALAN DONALDSON**  
Surveyor



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ABBEY TURPIE**  
Designer