

9 Windsor Drive

AIRDRIE, ML6 0PU



Fabulous extended four-bedroom detached villa in a popular location



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McEwan Fraser Legal are delighted to offer to the market this wonderfully roomy four-bedroom extended villa with a garage and roof terrace. Mature shrubs line the front garden offering a degree of privacy and quiet space. The three-car concrete driveway leads to the single garage at the front of the property. The uPVC front door with a glass side panel leads to the entrance vestibule with room for free-standing storage and is carpeted as is the inner hallway and staircase to the upper accommodation.

THE LOUNGE



The large lounge to the front of the property is flooded with light from the almost floor-to-ceiling picture window. Tastefully decorated and with a feature fireplace, the dimensions of this room means it would be flexible in accommodating various furniture configurations. The bright dining room to the rear of the property benefits from a large window and will easily accommodate a dining table and associated furniture.

THE DINING ROOM



THE KITCHEN & UTILITY



The generous kitchen has grey worktops over ample white base and wall-mounted cabinets and further benefits from a large electric cooker and free-standing dishwasher. Next door we have a well-appointed utility room with ample room for further work surfaces and cabinets as well as a free-standing fridge-freezer and washing machine.





We first encounter a well-appointed family bathroom on the upper accommodation with light grey tiled walls and a tiled floor. Benefitting from the traditional white suite this well-finished room also has a quality electric shower over the bath. There are four great-sized bedrooms on the upper level as well as a large storage cupboard in the hallway. The master bedroom is very substantial in size and has ample space for free-standing furniture. Bedroom 2 is also generous in proportion and is tastefully finished with light grey walls. Bedroom three has built-in wardrobes and is used as a dressing room with a large storage cupboard. Bedroom 4/family room extends from front to back of the property and has patio doors to a wonderful roof terrace on which a morning coffee or early evening glass of wine would be a pleasure to enjoy.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4/FAMILY ROOM



THE ROOF TERRACE



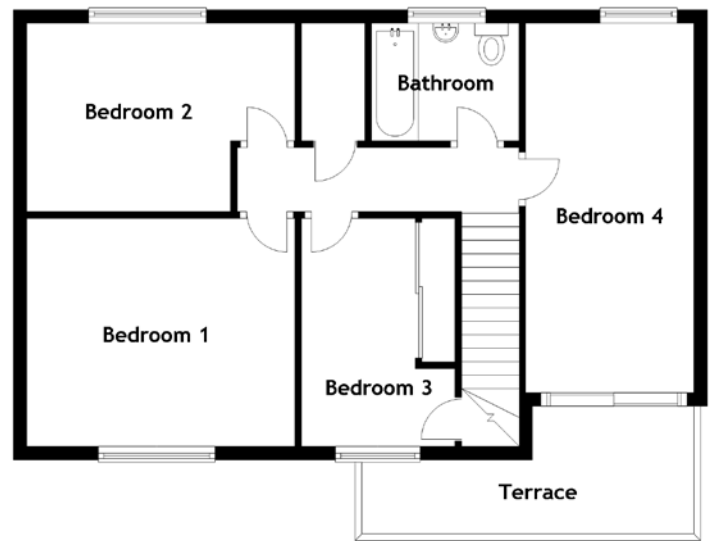
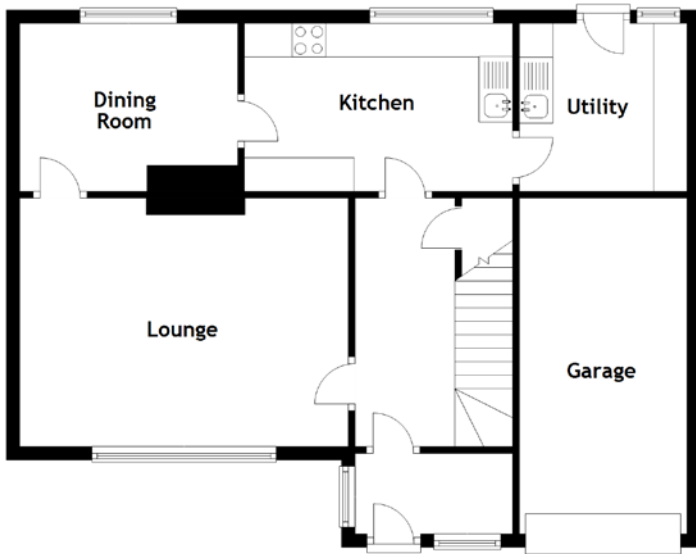
The rear garden is both private and enclosed. Mature trees and shrubs ensure this large space remains private and secure as well as being a quiet space with plenty of room to entertain family and friends. A patio area and generous lawn mean this is an area that is easily maintained.

This wonderfully proportioned property further benefits from double glazing and gas central heating throughout keeping it warm and cosy all year round. Seldom do such large and well-maintained properties feature on the market and with some stunning features early viewing is strongly advised to avoid disappointment.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



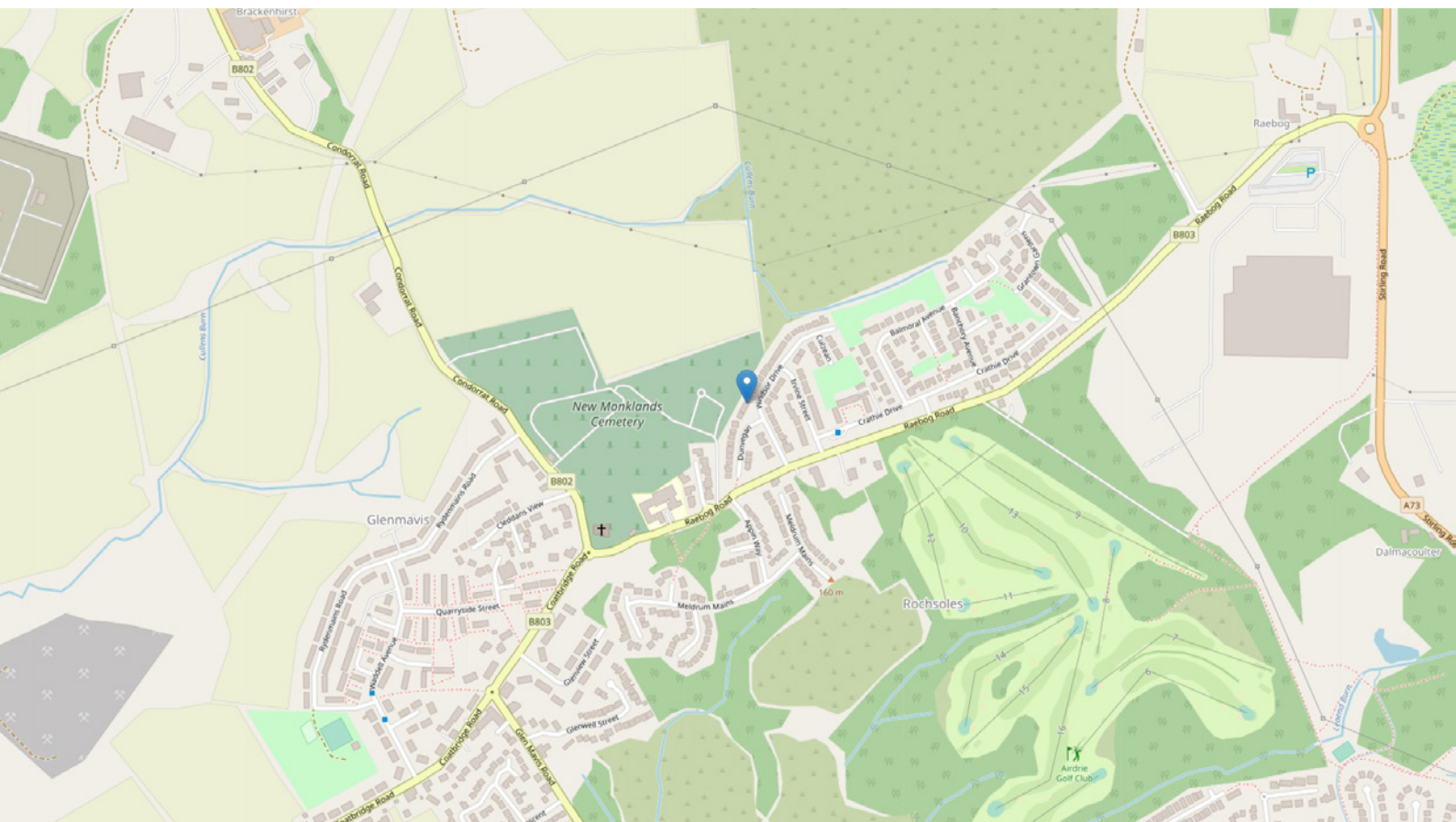
Approximate Dimensions
(Taken from the widest point)

Lounge	4.90m (16'1") x 3.70m (12'2")
Dining Room	3.25m (10'8") x 2.50m (8'2")
Kitchen	4.00m (13'1") x 2.50m (8'2")
Utility	2.50m (8'2") x 2.50m (8'2")
Bathroom	2.15m (7'1") x 1.75m (5'9")
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")

Bedroom 3	3.40m (11'2") x 2.20m (7'3")
Bedroom 4	5.50m (18'1") x 2.40m (7'10")
Terrace	5.30m (17'5") x 2.15m (7'1")
Garage	5.00m (16'5") x 2.50m (8'2")

Gross internal floor area (m²): 117m²
EPC Rating: D

Extras (Included in the sale): Some items may be available by separate negotiation.



THE LOCATION

Windsor Drive is located in the popular area of Glenmavis in Airdrie and is a great place to call home, with a full choice of amenities including a range of supermarkets, shops, churches, bars, restaurants and recreational facilities such as Airdrie Golf Course and Centenary Park.





There is a good range of schools in the vicinity with New Monkland Primary School within walking distance from the property. The various amenities within easy reach make this a very popular place to live. The transport links by bus are frequent to the nearby towns of Coatbridge and Airdrie where rail links mean Glasgow City Centre and all its shops and attractions are attainable in a mere 30 minutes or so. For those travelling by car, the main motorway links are close at hand meaning all areas of central Scotland are easily accessible on a daily basis.



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