

92 Lammermuir Way

CHAPELHALL, AIRDRIE, NORTH LANARKSHIRE, ML6 8BE



Excellent three-bed semi, walk-in condition, fantastic value for money, popular location of Chapelhall



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We are delighted to bring to the market this lovely three-bed semi-detached home, set in a popular area known for its neighbourly spirit. This lovely home has undergone a steady stream of upgrades and improvements, which include a new combi-boiler, a new bathroom, and a reconfiguration of the kitchen space, with a wall removed to create a fantastic modern kitchen diner, ideal for the family's needs.

THE LOUNGE



The accommodation comprises a handy WC off the hallway, offering a welcome addition to any busy home. The lounge is bright and spacious and given its shape would suit a range of furniture configurations. Light floods in and creates a very pleasing ambience to relax in.

THE KITCHEN/DINER



The kitchen/diner space has been re-configured and opened out into a superb open-plan layout, it's now perfect for this busy family home. Finished in a lovely range of modern white fitted units, appliances include an electric hob and oven, with ample space for the integrated dishwasher, freestanding fridge freezer and washer-dryer. The area makes a great hub for the family around mealtimes, the French doors keep it beautifully bright and lead out onto the rear garden.





The family bathroom is stunning, bright and fresh and contains a white suite, with a mains shower over the bath, chrome towel radiator and stylish and practical 'Wet-Wall' style easy-clean panels.

There are three good-sized bedrooms in this lovely home, and all have ample space for free-standing furniture, along with built storage space. The home is kept warm and comfortable via the double glazing and gas central heating with a recent new combi-boiler.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



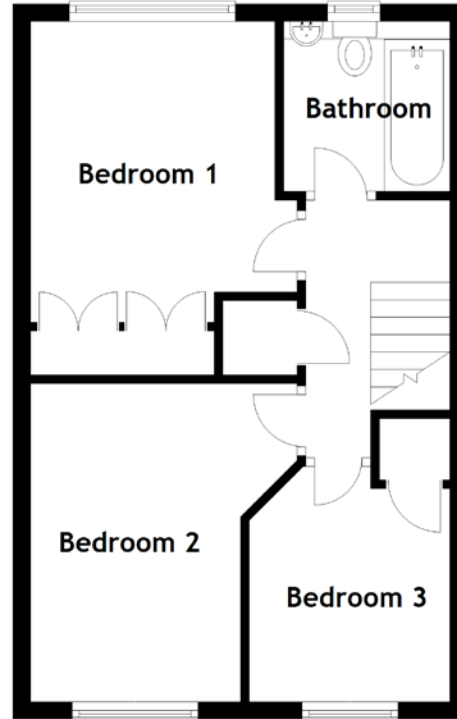
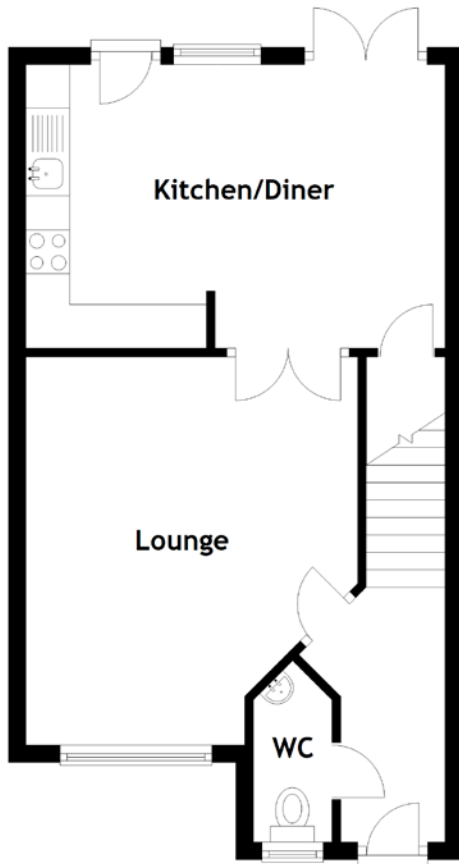
The garden space is secure and child-friendly, on sunnier days the patio/decked area offers a great place to relax. The mono-blocked driveway will cater well for at least 2/3 cars if required.

This great home would make an ideal buy for first-time buyers, a small family or even a great investment property for a smart Buy-To-Let investor. We recommend early viewing to anyone seeking a fantastic value for money family home with all the hard work already done.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



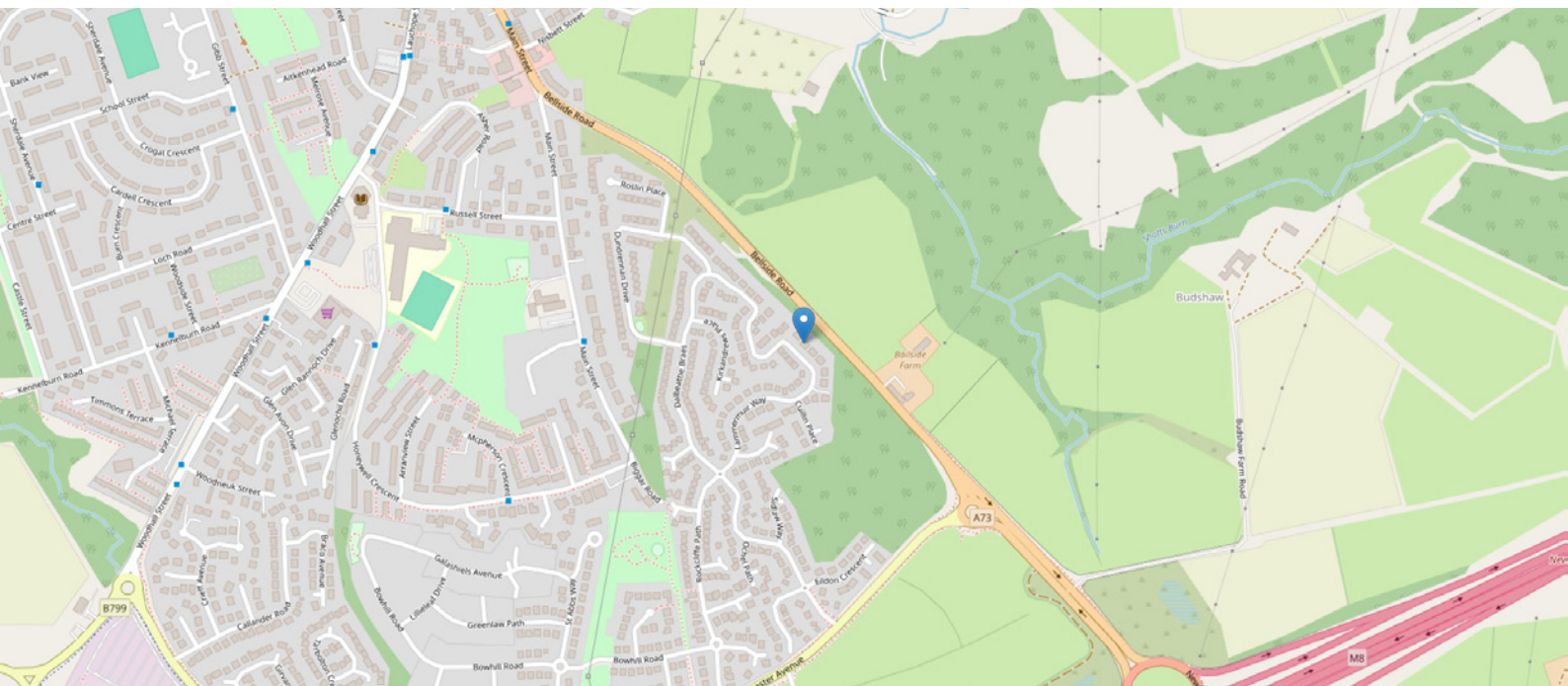
Approximate Dimensions (Taken from the widest point)

Lounge	4.45m (14'7") x 3.80m (12'6")
Kitchen/Diner	4.80m (15'9") x 3.25m (10'8")
WC	1.95m (6'5") x 0.90m (2'11")
Bathroom	1.95m (6'5") x 1.90m (6'3")
Bedroom 1	3.45m (11'4") x 2.95m (9'8")

Bedroom 2	3.65m (12') x 2.95m (9'8")
Bedroom 3	2.70m (8'10") x 2.25m (7'5")

Gross internal floor area (m²): 78m² | EPC Rating: C

Extras: Freestanding appliances and furniture may be available by separate negotiation.



THE LOCATION

The ever-popular village of Chapelhall near Airdrie is a great place to live and commute from.





The village itself has a wide variety of local shops, excellent primary schools, a library, a modern GP practice and a community pharmacy. Further amenities and large retail parks are available in either Airdrie, Hamilton or Coatbridge town centres.

The property is also ideally located for access to the M8 for commuting to both Glasgow and Edinburgh.



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