



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



01698 537 177



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

This impressive family home offers flexible and spacious accommodation over three levels



We are delighted to offer for sale this immaculate, four-bedroom, semi-detached townhouse, nestled on the outskirts of Airdrie on Barratt's Greenacre estate, which is presented to the market in very good order. The property is offered over three levels and is boldly modern with extensive glazing to create the light, contemporary atmosphere that is in demand from the 21st-century purchaser. The layout of the property is incredibly flexible and lends itself to live/work arrangements.

THE LOUNGE



In more detail, the property comprises; a welcoming tiled porch opening into a reception hallway, with a very handy cloakroom/WC and storage cupboard. The bright and spacious lounge is a perfect area for relaxing or entertaining and there is ample room for a table and chairs for more formal dining with friends and family.

THE KITCHEN



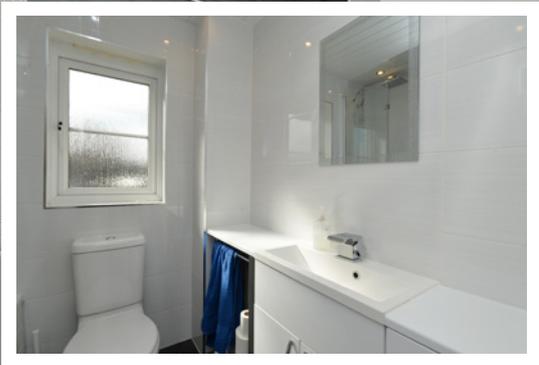
The kitchen/breakfast room has been beautifully fitted to include a good range of contemporary floor and wall-mounted units, with a striking worktop, providing a fashionable and efficient workspace. It further benefits from an integrated oven, gas hob and extractor hood - making this the ideal kitchen for an aspiring chef! There is space for a washing machine, fridge and dishwasher. There is also space in this zone for a small table and chairs for more informal dining or for simply grabbing a coffee or reading the Sunday papers!



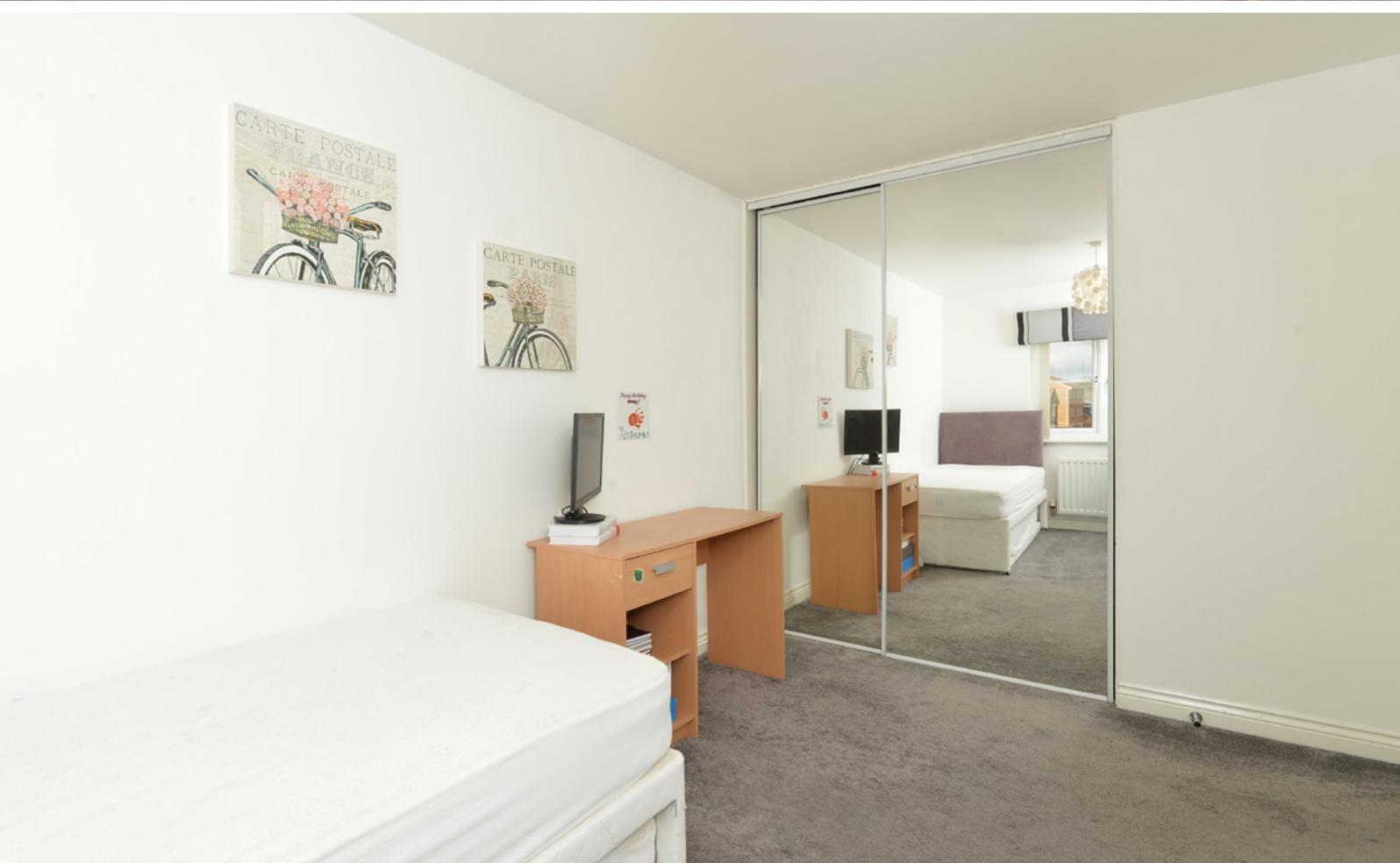


The staircase to the first floor gives access to three adaptable bedrooms, all allowing space for additional freestanding furniture if required. A contemporary bathroom, with a three-piece suite, completes the impressive accommodation on this floor.

THE BATHROOM



BEDROOM 2



BEDROOM 3



BEDROOM 4



Continuing upwards, on the second floor there is the impressive master bedroom which features a range of fitted wardrobes and its own en-suite shower room, where crisp wall tiles are set off perfectly by the carpeted flooring. Access to the loft space is also gained from this floor. Gas central heating and double glazing are included for added convenience.

BEDROOM 1



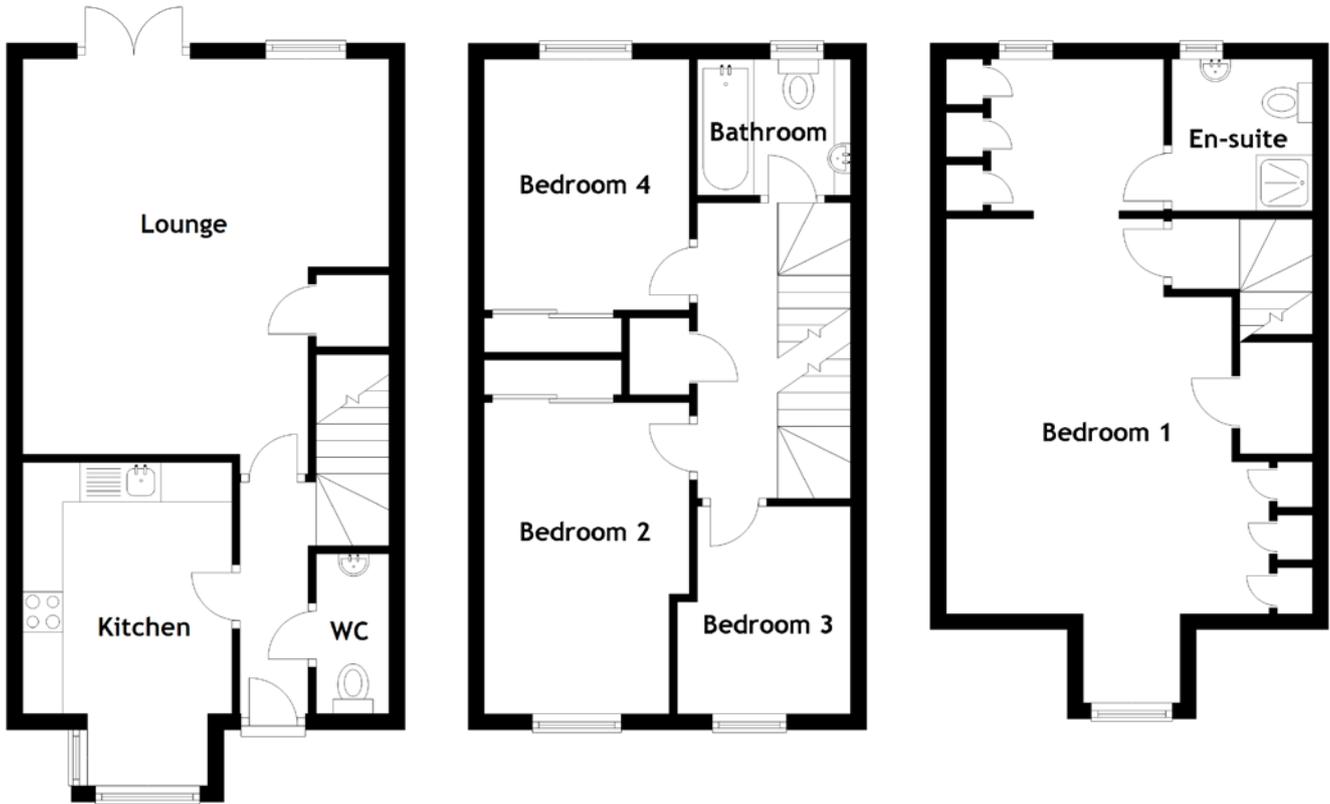
The property further benefits from a large rear garden, with a small patio, which is a real sun trap. The outlook and the quietness of this spot was a major factor when the previous owners chose this property ahead of others. The front garden is virtually maintenance-free and benefits from a paved driveway, providing off-road parking for two vehicles.

Early viewing is recommended for this spacious family home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge 5.15m (16'11") x 4.55m (14'11")
 Kitchen 4.05m (13'3") x 2.60m (8'6")
 WC 2.00m (6'7") x 0.90m (3')

First Floor

Bathroom 1.90m (6'3") x 1.70m (5'7")
 Bedroom 2 3.90m (12'10") x 2.55m (8'4")

Bedroom 3
 Bedroom 4

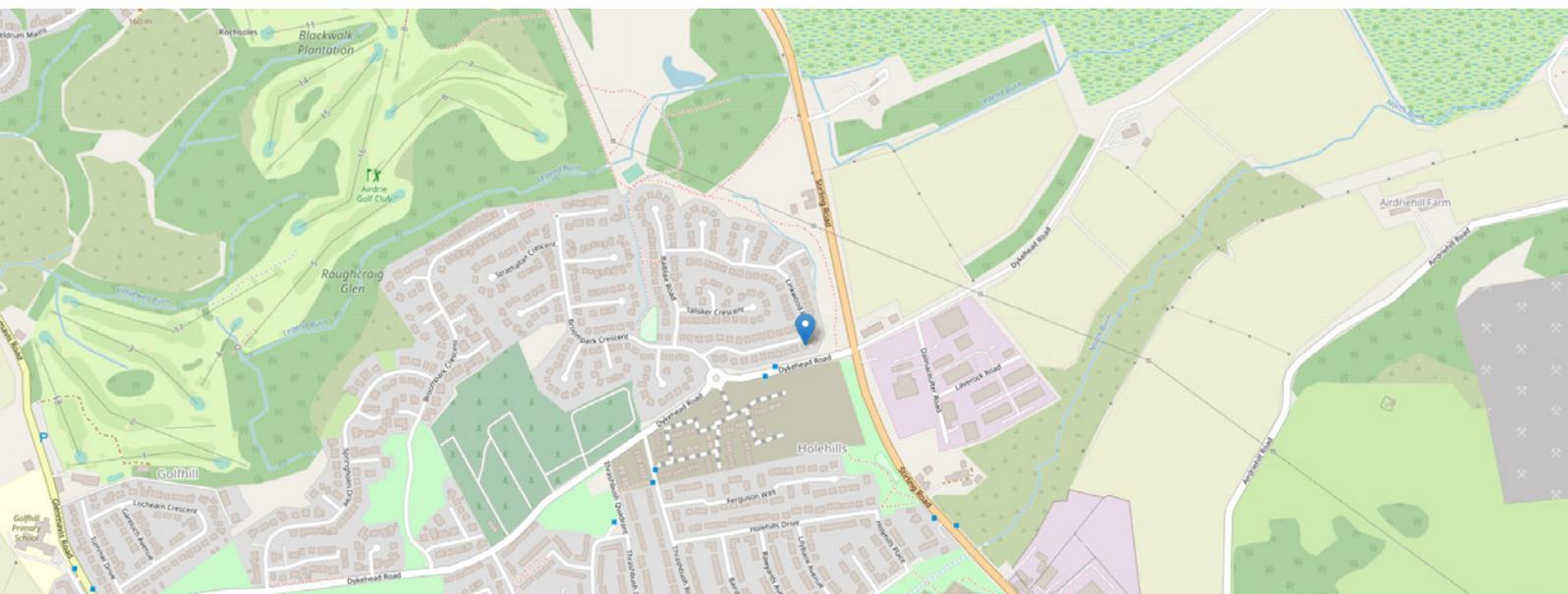
2.60m (8'6") x 2.15m (7'1")
 3.14m (10'4") x 2.55m (8'4")

Second Floor

Bedroom 1 4.95m (16'3") x 4.00m (13'1")
 En-suite 1.90m (6'3") x 1.75m (5'9")

Gross internal floor area (m²): 107m²
 EPC Rating: C

Buyer's Premium Value: £2500.00



THE LOCATION

Linkwood Road is situated in a great location, just a few minutes' drive from a great range of local amenities.





Readily available public transport gives easy access to both Cumbernauld, Coatbridge and Airdrie Town Centres, where there is a wide variety of high street shopping, supermarkets, banks, health and recreational facilities. The property is also well positioned for access to the A80, with the M73, M74, M80 and M8 motorway network systems allowing commuting to other centres of business and commerce throughout central Scotland.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01698 537 177

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
MARK WATSON
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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.