



RESIDENCE

16 Ardbeg Crescent, Airdrie, ML6 6GE

www.residenceestateagents.co.uk



Viewing by appointment with Residence Uddingston

T: 01698 444222 | E: uddingston@residencestateagents.co.uk | A: 61-63 Main Street, Uddingston, G71 7EP



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4 Bedrooms | 4 Public Rooms | 2 Bathrooms



This beautifully presented four bedroomed detached villa is a wonderful family home, offering excellent versatility with a converted integral garage and a further converted double garage to the rear.

The property is in true show home condition throughout and comprises in full, a large welcoming reception hallway with a feature staircase to the upper floor level, cloaks/wc with 2-piece suite, a spacious bay window lounge, a contemporary designed integrated kitchen with an abundance of storage with stylish units and feature island, a formal dining room, a study and a garden room complete the ground floor. On the upper floor there are the four well proportioned bedrooms with bedroom one benefitting from a modern en-suite shower room and full length wardrobes. Completing the accommodation is the modern family bathroom.

Features of the home include gas central heating, double glazing, an enclosed rear garden which is accessed via large electric gates with lighting around the patio area. To the front of the property is a driveway and lawn. The large detached double garage conversion has been set up as a classic games room, but could also be a gym or indeed a large office space.

Early viewing of this attractive home is highly advised.

Ardbeg Crescent is located in a sought after development and is conveniently placed for schooling, shopping and only a short distance from train stations and bus routes. Within the immediate area and the town of Airdrie there is a great choice of restaurants, cafes and pubs. The M80 motorway provides excellent access to the central belt, linking the surrounding towns and cities. Sports facilities are in abundance and include golf courses, swimming pools and gyms.



1593.00 sq ft | EER = C



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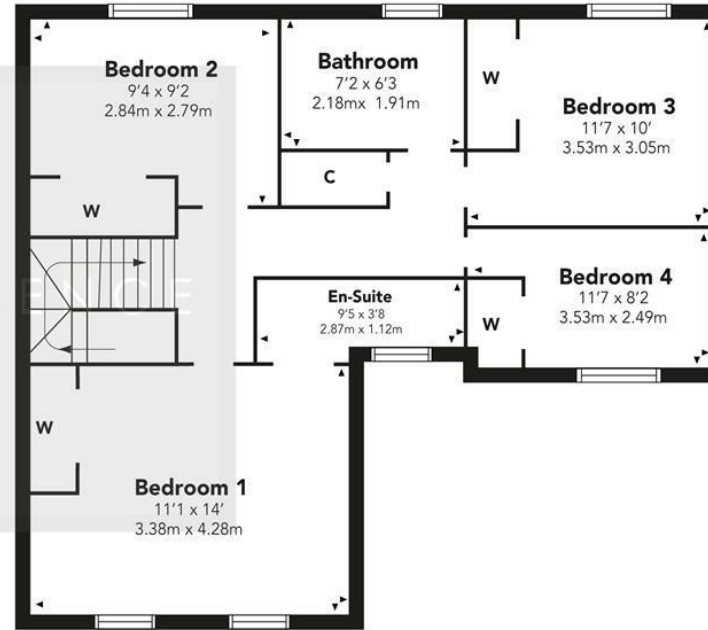


GROUND FLOOR



Ardbeg Crescent

FIRST FLOOR



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.