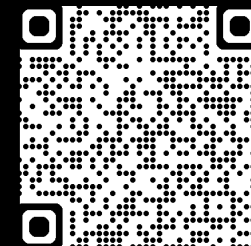


FOR SALE

OFFERS OVER
£88,000



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Airdrie
Calder Avenue
ML6 7QJ
Council Band C

2 BEDROOM SEMI-DETACHED

Large Corner Plot | Living Room | Kitchen & Rear Storage Room | Two Double Bedrooms |
Bathroom | GCH / DG | Driveway | Large Gardens | EPC - D



Arrange a viewing: 01555 661435
www.morisonandsmith.com





Calder Avenue, Caldercruix, Airdrie, ML6 7QJ

Two bedroom semi-detached property set within a large corner plot. This property offers spacious accommodation comprising of:- Entrance Hallway, Living Room, Kitchen, Storage Room, Bathroom and Two Bedrooms.- Further benefits include; Gas Central Heating, Double Glazing, Large Gardens to the Front, Side & Rear, Off Street Parking. EPC – D

The property is entered from the front into an entrance vestibule which leads into the entrance hallway giving access to the living room and stairway to the upper level.-

The living room is located to the front of the property with large window providing an abundance of natural daylight into this room. A built in under stair cupboard provides storage.-



The kitchen is accessed from the living room and has a good selection of base and wall mounted units with space for white goods. A door from the kitchen leads into an additional room which could be utilised as a storage room/utility room, an external door leads out to the rear garden.

On the upper level there are two double bedrooms and the family bathroom.

The bathroom has a three piece suite comprising of WC, wash hand basin and bath.

-Bedroom one is the largest of the two bedrooms located to the rear of the property with twin double glazed windows and a built in storage cupboard.

Bedroom two is located to the front of the property with a double glazed window providing natural light.

Externally there are large well maintained gardens to the front, side and rear of the property.



The front and side gardens are mainly laid to lawn with borders that have been planted with an array of mature plants, shrubs and hedges. A pathway leads to the property and also to the rear garden. A mono-bloc driveway provides off street parking.-

-The enclosed rear garden is predominantly laid to lawn and is bordered with a selection of mature plants and shrubs.

Living Room 4.12m x 4.61m

Kitchen 2.73m x 2.97m

Storage/Utility Room 2.11m x 2.66m

Bedroom 3.68m x 4.12m

Bedroom 2.98m x 3.71m

Bathroom 1.61m x 2.12m





 **Morison & Smith**
Inc. John R. Muir & Co.
SOLICITORS - NOTARIES - ESTATE AGENTS

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Website: morisonandsmith.com

Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.