



**Semi detached bungalow**  
**66 Broompark Crescent, Airdrie ML6 6DA**



**McSparran McCormick**  
SOLICITORS, NOTARIES & ESTATE AGENTS







## DESCRIPTION & LOCATION

This modern semi detached bungalow offers accommodation suitable for both young and old alike and presented in walk in condition.

The property is accessed from front via a small vestibule which opens out to a spacious lounge/dining room with ceiling coving, picture rail and feature timber flooring. There is also adequate space within this apartment for a dining table and chairs. The kitchen is accessed directly off the dining area, offering a range of modern base and wall mounted storage units with worktop surface areas, stainless steel sink and drainer. There is a door leading from the kitchen to the rear garden.

A further door leads from the lounge/dining area to an inner hall. There are two double bedrooms with ceiling coving, feature timber flooring and fitted mirrored wardrobes. The part tiled bathroom has a 3-piece suite installed comprising WC, vanity style wash hand basin and bath with shower fitment over. Gas central heating and upvc double glazing is installed and there is a floored loft storage areas accessed via a hatch and pull down ladder in the inner hall.

Externally there is an area of open plan garden to front, laid in artificial grass. To the rear of the property there is a further area of private garden ground, partly laid in lawn with a feature slabbed patio area and containing a timber shed. There is a driveway to the side of the property providing off street parking.

The property forms part of the popular The Rushes development on the northern outskirts of Airdrie, with the easily accessible town centre offering a wide range of amenities including shops, supermarkets, bars and restaurants. Airdrie also offers excellent public transport links with surrounding areas, with Airdrie train station also providing direct access to both Glasgow and Edinburgh city centres.

## MEASUREMENTS

|                    |               |
|--------------------|---------------|
| ENTRANCE VESTIBULE | 19'0" x 9'6"  |
| LOUNGE/DINING ROOM | 7'1" x 2'9"   |
| INNER HALL         | 10'4" x 9'2"  |
| BEDROOM ONE        | 9'10" x 9'10" |
| BEDROOM TWO        | 7'1" x 5'11"  |
| BATHROOM           |               |

## EPC

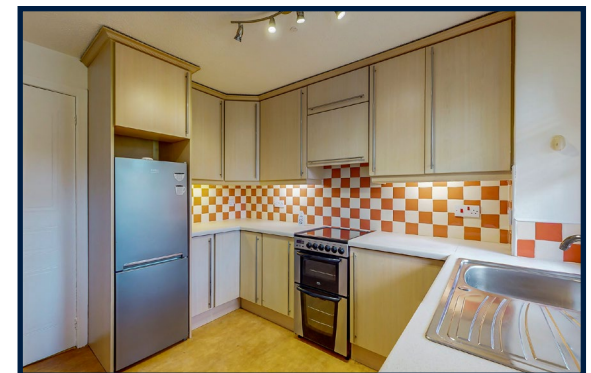
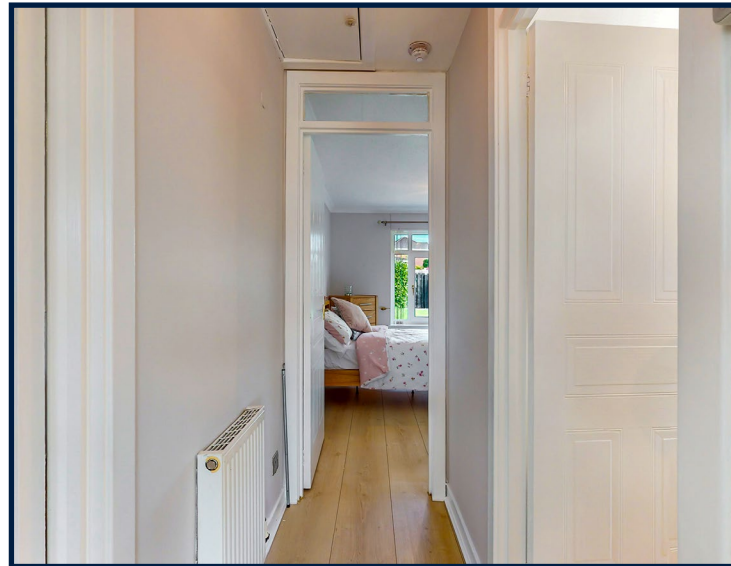
Band "C"

## VIEWING

McSparran McCormick 0141 248 7962

## DATE OF ENTRY

Negotiable

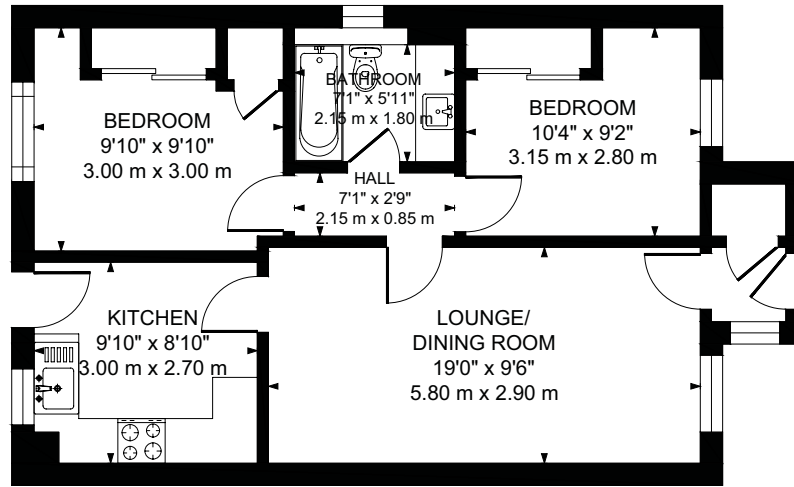


Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, 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.



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GROSS INTERNAL AREA  
 FLOOR 1 : 586 sq ft - 54 sq m  
 TOTAL : 586 sq ft - 54 sq m

SIZES AND DIMENSIONS APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans



**espc**

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