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Clark Street  
Airdrie  
ML6 6DZ

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# Offers Over £270,000

This impeccably presented and very well proportioned semi-detached house in the sought-after Drumgelloch Conservation Area offers over 1,300 sq ft of flexible accommodation, with very generous off-road parking and substantial, south-facing garden grounds.



Of traditional construction, the property's external walls are attractive sandstone beneath a tiled roof, with dormer and Velux windows to the upstairs rooms.



You enter the house through a vestibule, which leads to a stunning reception hall with beautiful tiled floor, off which is a large, bay-windowed lounge to the front of the house. The stylish and well-equipped kitchen with integrated appliances including 5 burner gas hob, oven, microwave, dishwasher and fridge-freezer, leads to a utility room with access to a decked area. A contemporary bathroom with rainwater shower, a sitting room currently used as a dining room and a double bedroom with great storage complete the ground floor accommodation.



**Home Report Valuation  
£275,000**

Council Tax Band D

EPC Rating C



Upstairs are three further well-proportioned bedrooms, all of which offer views over the garden to the South.



Warmth is provided by gas central heating and double glazing.

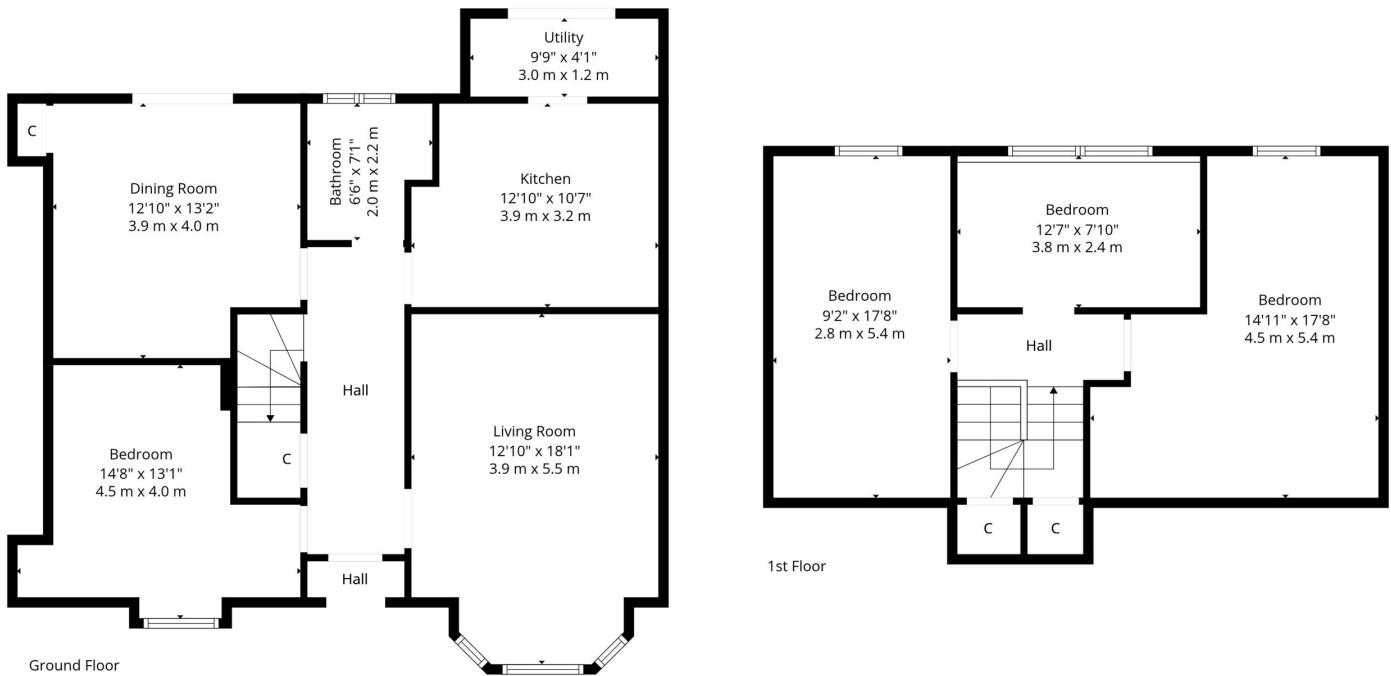
Externally there is a paved area to the front, off-road parking for several vehicles and a long, South-facing and remarkably private garden with areas of decking, patio, paving, raised beds, lawn and a shed.



Finishes and decoration throughout the property are to the highest of standards, making this a turnkey home. This property is a credit to its owners and viewing is highly recommended to appreciate the quality of this fabulous family home.

## Vendor Comments

*This has been a fantastic home for our family, with plenty of space - and the south-facing garden is great in the Summer!*



**TOTAL: 1251 sq. ft, 117 m<sup>2</sup>**  
 Ground floor: 846 sq. ft, 79 m<sup>2</sup>, 1st floor: 405 sq. ft, 38 m<sup>2</sup>  
 EXCLUDED AREAS: UTILITY: 40 sq. ft, 4 m<sup>2</sup>, LOW CEILING: 169 sq. ft, 15 m<sup>2</sup>, WALLS: 120 sq. ft, 12 m<sup>2</sup>

All Measurements Are Calculated By Cubicasa Technology - Deemed Highly Reliable But Not Guaranteed. Visit Our Website - <https://www.filmworx.co.uk>

## Location

This home is located in one of Airdrie's most sought-after locations. Both Drumgelloch & Airdrie Train Stations are in walking distance from the property which allows direct travel both east and west to Edinburgh & Glasgow. Airdrie Town Centre with its bars and restaurants are again within a very short walk.

Transport links of the M8 Motorway are excellent for access to both Glasgow and Edinburgh, while there is easy access north on the A73.





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Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. Floorplans may not be to scale.

