

# Fred.

ESTATE AGENTS



**9 Sunnybank Drive**

Airdrie

**Offers over £285,000**



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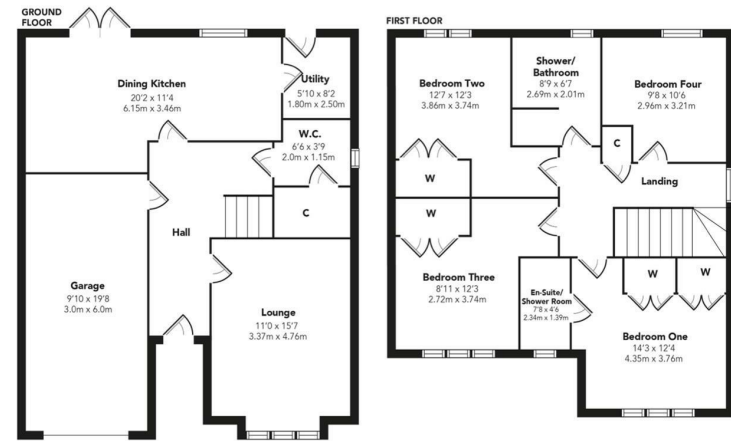




Located within a modern residential area within a short drive to Airdrie town centre lies this four bedroom detached villa offering superb family accommodation. The ground floor comprises of a welcoming entrance hallway, a front facing lounge with a large window allowing for plenty of natural light, a modern fully fitted dining/kitchen with integrated appliances and patio doors to access the rear garden. Also on the ground floor there is a utility room with fitted units and a modern WC. On the first floor, the property offers an impressive landing, four generously sized bedrooms all of which are carpeted throughout of which the master bedroom provides fitted wardrobes and en-suite shower room. There is also a partly tiled bathroom which features bath, WC, wash hand basin and shower enclosure.

The property provides an integral garage, a well maintained garden to the front and rear with a raised patio, a fitted pergola and sizeable monoblock driveway. In addition there is gas central heating, double glazing and solar panels.

Sunnybank Drive is set within a modern development and is an ideal location for schools, shops and within easy reach to the town of Airdrie where you will find a great choice of restaurants, bistros, pubs and sporting facilities. The area is perfectly located for the commuter with the M8 motorway providing excellent access to the central belt linking the surrounding towns and cities.



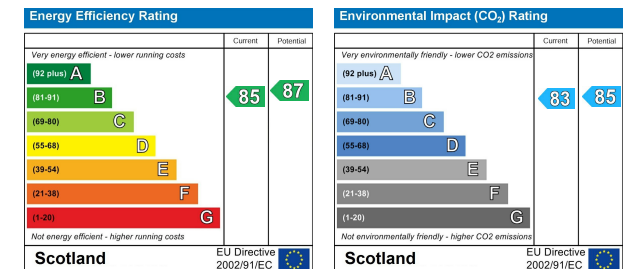
This floor plan is for guidance only and is not drawn to scale. Please check all dimensions and shapes before making any decision on measurements. LV Productions. Lvendittl@hotmail.com

## Viewing

Please contact us on 01698 305618 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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