



7 Dunrobin Road, Airdrie, ML6 8LP
Offers over £165,000

RE/MAX Property

Fantastic 2/3 Bedroom Bungalow not to be missed!

Lauren Beresford and RE/MAX Property is excited to present this rarely available Bungalow with a loft conversion, conservatory and spacious rear Garden situated in Dunrobin Road, Airdrie, ML6 8LP.

Comprising of: Entrance Hall, Lounge, Kitchen, Two Double Bedrooms, Conservatory and converted loft. The property benefits from gas central heating, double glazing, driveway and on street parking.

Dunrobin Road is an ideal location with Airdrie Town Centre closeby which offers a vibrant atmosphere with a wide range of shopping facilities, restaurants, and bars to enjoy. Families will appreciate the proximity to primary and secondary schools. For commuters, the property is well-connected with regular bus and train services to surrounding towns and cities with Drumgelloch Train Station within walking distance. The nearby M8 and M74 motorway provides easy access throughout the central belt for those traveling by car.

The home report can be downloaded from the RE/MAX website.

Freehold Tenure
No Factor Fees
Council Tax Band C





Hallway

Size-3.76m x 0.99m

The Hallway is bright and spacious, giving access to the Lounge, Kitchen, Family Room, two Double Bedrooms, downstairs Bathroom, and staircase to the upper level. The Hallway has one central light fitting, wallpapered walls, one radiator and laminate flooring.

Lounge

Size- 4.20m x 3.95m

Spacious Lounge with a feature fireplace, shelved alcove, additional space for furniture and a large front facing window. Around the room there is one central light fitting, painted and decorative tiled walls, one radiator and carpet flooring. The Kitchen is located off of this room.

Kitchen

Size-2.72m x 2.61m

Kitchen comprising of: Fitted wall and base units, extractor hood, worktops, space for white goods, integrated four gas hobs, integrated oven and composite sink with mixer tap. There is one central light fitting, a front facing window, painted and splashback walls, one radiator and tile flooring.

Bathroom

Size-2.72m x 1.50m

Three-piece Bathroom located near the entrance of the property with a side facing opaque window. Comprising of WC, sink with mixer tap and bath with overhead mains operated shower. There is one central light fitting, tile wall coverings, heated towel radiator and tile flooring.

Bedroom 1

Size-3.91m x 3.17m

Brilliant sized double Bedroom with a fireplace, built-in cupboard space and a connection to the Conservatory. There is one central light fitting, painted walls, hardwood flooring and one radiator.

Conservatory

Size- 3.16m x 2.80m

Conservatory located off of Bedroom 1, this space is perfect for dining, entertaining, a playroom or a work from home space. There are sockets, painted walls with double glazed windows, French doors leading onto the decking, painted walls and laminate flooring.

Bedroom 2

Size-3.17m x 2.76m

Double Bedroom with one central light fitting, painted walls, a rear facing window, one radiator, laminate flooring and space around the room for additional storage.

Loft space/Bedroom 3

Size-5.45m x 5.04m

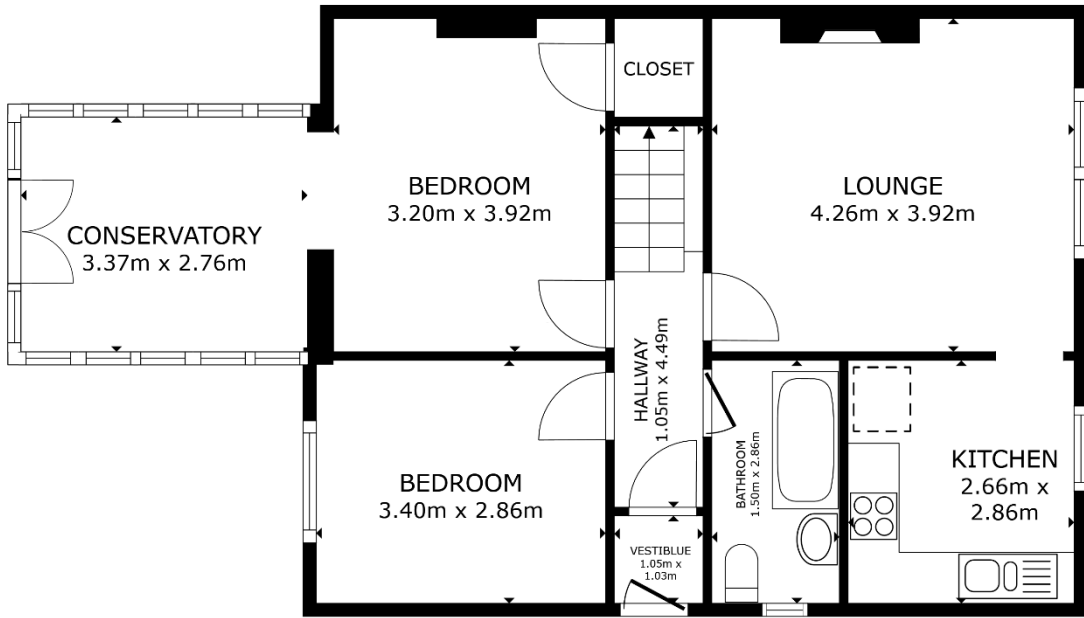
Converted Loft space which can be used for a Bedroom, family room or storage, access is via a staircase. There is one velux window, spotlighting, painted walls, one radiator, eaves storage and laminate flooring.

Front

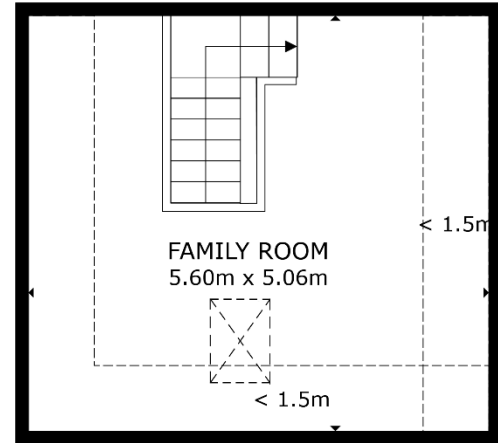
Private Front with gravelled area used for parking, along with a grassed area. The surround of the front is wall, wooden fence and metal fence. There is on-street parking also.

Rear Garden

Private South-East facing rear garden with fence surround. The garden has raised and lower ground decking, mature trees, patio area, gravelled areas, a raised platform for a shed and a path at the side of the property.



FLOOR 1



FLOOR 2



GROSS INTERNAL AREA
 FLOOR 1 70.7 m² FLOOR 2 16.4 m²
 EXCLUDED AREAS : REDUCED HEADROOM 11.9 m²
 TOTAL : 87.1 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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"Nobody in the world sells more property than RE/MAX"



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions
A (80-91)	A (80-91)	A (80-91)	A (80-91)
B (69-80)	B (69-80)	B (69-80)	B (69-80)
C (55-69)	C (55-69)	C (55-69)	C (55-69)
D (49-55)	D (49-55)	D (49-55)	D (49-55)
E (39-49)	E (39-49)	E (39-49)	E (39-49)
F (29-39)	F (29-39)	F (29-39)	F (29-39)
G (13-29)	G (13-29)	G (13-29)	G (13-29)
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions
80	76	80	76



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