

FREEHOLD



House - Detached (EPC Rating: D)

**16 BANFF AVENUE,  
AIRDRIE, ML6 9QY**

Offers over

**£359,995**

### FEATURES

- 4 bedrooms
- Silver Birch kitchen
- French doors to garden
- Large shed and playhouse
- 2 modern bathrooms
- Open-plan lounge
- Office and gym outbuilding
- Ample driveway parking



**SWEET  
HOME**



# 4 Bedroom House - Detached located in Airdrie

\*\*\*CLOSING DATE SET - Tuesday 7th Oct @ 12 noon\*\*\*

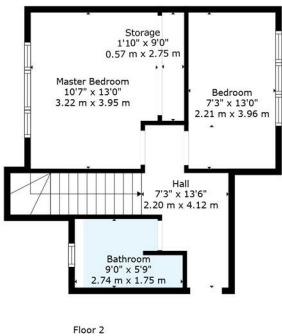
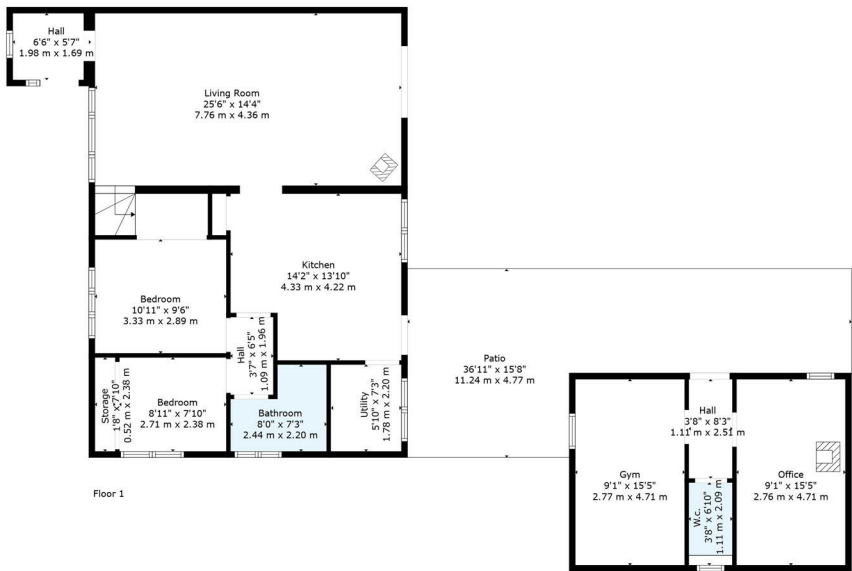
Caroline Morrison of Sweet Home is proud to bring to market place, This Stunning Property in Banff Avenue, Cairnhill in Airdrie, this delightful detached house offers a perfect blend of modern living and classic comfort , this property boasts four bedrooms and two well-appointed bathrooms, making it an ideal family home.

This house has been thoughtfully upgraded to meet contemporary standards. The heart of the home is undoubtedly the stunning Silver Birch kitchen, which features a convenient hot tap and a breakfast island, perfect for casual dining. Utility Room for that extra modern day living. The open-plan lounge and dining area, enhanced by elegant French doors, seamlessly connects to the rear garden, creating a bright and airy atmosphere.

On the ground floor, you will find a welcoming vestibule, two bedrooms, and a family bathroom, while the upper level hosts two additional double bedrooms, including bespoke wardrobes in the main bedroom, and a family shower room. This thoughtful layout ensures ample space for relaxation and privacy.

Call us on  
**01236677500**  
[sales@sweet-home.co.uk](mailto:sales@sweet-home.co.uk)

Council Tax Band  
**E**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



**TOTAL: 1630 sq. ft, 152 m2**  
FLOOR 1: 1255 sq. ft, 117 m2, FLOOR 2: 375 sq. ft, 35 m2  
EXCLUDED AREAS: UTILITY: 42 sq. ft, 4 m2, STORAGE: 30 sq. ft, 3 m2, PATIO: 414 sq. ft, 38 m2, LOW CEILING: 18 sq. ft, 1 m2, WALLS: 156 sq. ft, 16 m2  
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

