



House - Detached (EPC Rating: )

# 5 KIPPSBYRE FARM, GLENMAVIS, AIRDRIE, ML6 0PJ

Fixed price

## £285,000

### FEATURES

- 3 Bedrooms
- 2 reception rooms
- Close to Airdrie amenities
- Quiet, rural location
- 3 bathrooms
- Charming house in Glenmavis
- Ideal family home
- Ample living space



**SWEET  
HOME**





# 3 Bedroom House - Detached located in Airdrie

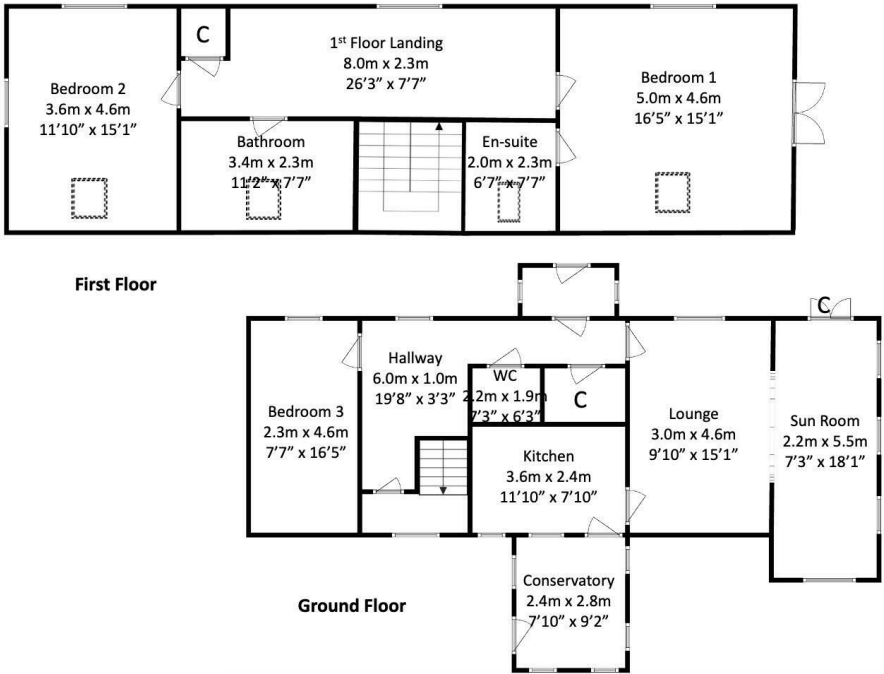
\*\*\*FIXED PRICE - £285,000\*\*\*

Caroline Morrison of Sweet Home Scotland is proud to bring to the market 5 Kippisbyre Farm, Glenmavis, Airdrie, which presents an exceptional opportunity for those seeking a delightful family home.

This well-appointed house boasts two double bedrooms on the upper floor, one single on ground level, providing ample room for relaxation and privacy. Each bedroom is thoughtfully designed to create a comfortable and inviting atmosphere.

The property features two elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. These versatile spaces can be tailored to suit your lifestyle, whether you envision a formal dining area or a cosy lounge.

With two bathrooms & WC, this home ensures convenience for all residents, making morning routines and guest visits a breeze. The layout is both practical and stylish, catering to the needs of



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**Council Tax Band**  
**D**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Scotland</b>	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.

