





Airdrie

Woodburn Avenue, Cairnhill, Airdrie, ML6 9EW

Independent Estates



Directions

Traveling from junction 6 Chapelhall continue toward Airdrie via A73. On entering Airdrie take your first left onto Brownsburn Road, take second exit at next roundabout onto Calderbank Road (B802). Take second exit at next roundabout onto Cairnhill Road (B802). Take your third left onto Woodburn Avenue. Take your third right and follow road to top of hill and the property is situated on your right.

Viewing

Strictly by appointment via Independent Estates

Making an Offer

Verbal offers are welcomed, however a formal written offer from a solicitor will be required upon request from Independent Estates. If you are offering at a closing date, please note that all offers must be formal written offers to be considered.

Financial Evaluation of Offer

All offers, prior to acceptance, will require the prospective buyer to provide Independent Estates with proof of the source and availability of the funds for the purchase of the property. This information will be passed onto the seller along with any offer.

Rooms

Entrance Hallway	2.43m x 1.17m	Living Room	4.35m x 3.70m
Kitchen	3.47m x 2.84m	Dining Area	3.19m x 2.49m
Shower Room	2.40m x 1.50m	Bedroom One	4.13m x 3.59m
Bedroom Two	3.41m x 3.12m	Bedroom Three	2.91m x 2.48m

Offices

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Independent Estates are delighted to welcome this superbly presented and deceptively spacious semi detached extended villa to the market. The property enjoys an elevated position within a sought after and peaceful residential location. Current vendors have undertaken a comprehensive schedule of works over their custodianship, including, complete internal upgrading and modernisation. The result is a beautifully presented contemporary home. Airdrie offers a great choice of restaurants, bistros, pubs and meets the majority of every day shopping needs. The property is located within popular school catchments. For those commuting by public transport there are regular bus and train services from Airdrie to the surrounding towns and cities including Glasgow and Edinburgh, with Airdrie Railway Station a 10 minute walk from the property. The M8 and M74 motorways provides excellent access to the central belt linking the surrounding towns and cities.

Accommodation is arranged over two levels comprising: Entrance to property via side facing upvc door with glass insert leading to entrance hallway. Hallway with laminated flooring leads to lounge, shower room, carpeted staircase with front facing window formation and large storage cupboard. Front facing lounge again with laminated flooring and decorative shelved alcoves. The lounge opens into fully fitted kitchen via double pocket glass doors. Bright and airy extended kitchen/dining comprising range of base and wall mounted units, ample work surfaces, partially tiled walls, laminated flooring, decorative lighting and integral appliances including double electric ovens, gas hob, extractor, fridge freezer, dishwasher and washing machine. Dining area boasts two skylights, side facing window formation and patio doors opening out onto raised timber deck. Rear facing shower room comprising low flush wc, wash hand basin with vanity, double walk in shower with power shower, decorative shower board panelling and tiled flooring.

Carpeted side facing upper landing gives access to three bedrooms, storage cupboard and loft hatch. Bedroom one is generous with rear facing window and fitted carpet. Bedroom two is front facing with fitted wardrobes and fitted carpet. Bedroom three is side facing with two window formations and fitted carpet.

The property boasts full gas central heating and double glazing throughout. Front garden is mainly laid to lawn with decorative borders incorporating mature planting and privet hedging. Large tarmac driveway to side accessed via wrought iron gates provides ample off street parking for several vehicles. Drive leads to detached timber garage (requires refurbishment). Generous rear garden provides key locations of interest including raised timber deck patio with decorative balustrade, paved patio, lawn with raised decorative timber planter borders, and seating area with decorative gravel. The rear garden offers many matured plant, shrub and tree specimens offering variety of colours and foliage.

EXTRAS - All floor coverings, light fittings and window blinds.



Offers Over £198,500