

10 Meldrum Mains

AIRDRIE, NORTH LANARKSHIRE, ML6 0QG



Beautiful three-bed detached home, absolutely immaculate condition, beautifully extended, set in a quiet and popular cul-de-sac in Glenmavis



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We are delighted to introduce to the market, this stylish and very impressive three-bedroom detached family villa. This is a superb and very adaptable home, which provides substantial accommodation and living space for any growing family. Beautifully nestled in a popular and quiet Cul-de-sac location, it is known for its great neighbourly spirit. The property is offered to the market in absolutely immaculate condition, and benefits from a superb extension, offering a fantastic sun-lounge.

THE ENTRANCE & HALL



The accommodation consists of a welcoming entrance vestibule and hallway.



Entering the kitchen/diner this immaculate space is striking, it's a feast of minimalism and uncluttered space. It is clear to see it has been very well designed, with both style and functionality as the prerequisite requirements. It features an integrated double oven, gas hob and dishwasher. The washing machine, tumble drier and American-style fridge freezer are cleverly tidied away in the adjacent utility room. This beautiful hub of the family home also benefits from space for a dining table and a breakfast bar, offering the perfect place to enjoy some 'me-time' with a coffee and a good book.

THE KITCHEN/DINER & UTILITY



THE DINING ROOM



The formal dining room provides a perfect space for the family to get together around the table at meal times or it could offer a second lounge if required.



Without doubt, the "Crowning glory" of this home is the incredibly well-designed rear extension, it adds another dimension to the already sizable accommodation on offer. Finished to a great standard, brimming with daylight and sunshine, it now offers a fantastic space to relax. The beautiful Bi-gold doors open out to the deck, to create the perfect place to enjoy the sunshine or after-dinner drinks on warmer days.

THE LOUNGE

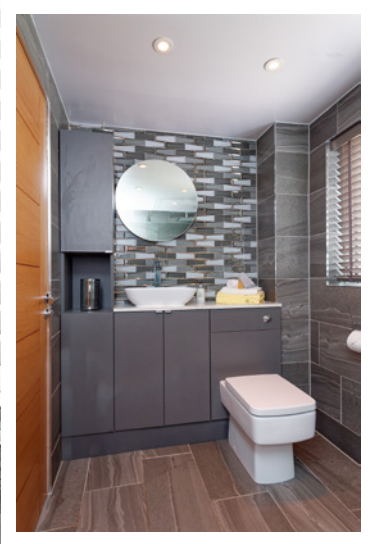




Upstairs, the stunning family shower room is a real Wow! On-trend and finished to a very high standard, with a large walk-in doorless shower enclosure with a mains shower. It's simply beautiful. There are three good-sized bedrooms in this lovely home, all with plenty of room for freestanding furniture and built-in mirrored wardrobes.

The home is kept warm and comfortable via double glazing and gas central heating.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



The rear garden is very appealing, low-maintenance and pet and child-friendly, with a stunning deck and large sun-patio area, it makes a perfect spot to relax on sunnier days. There's a handy shed and the outdoor space is complemented by off-street parking to the front, on the mono-blocked driveway. The garage provides a great place for storage or for those who like to tinker with a hobby, subject to planning it could be converted to a fourth bedroom if required.

Some properties tick many boxes, and this is certainly one of them. Early viewing is highly advised to any family seeking a perfect place to call home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



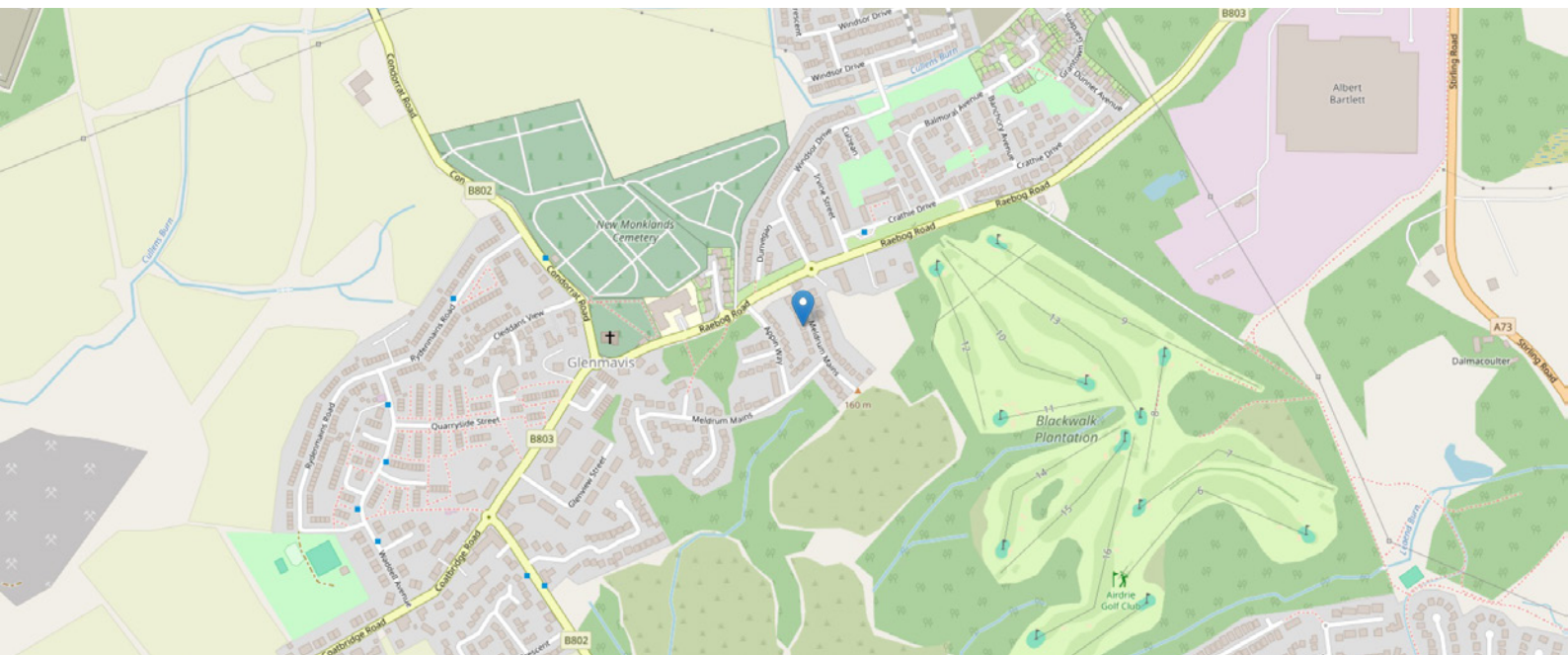
Approximate Dimensions (Taken from the widest point)

Lounge	3.90m (12'10") x 3.90m (12'10")
Kitchen/Diner	7.35m (24'1") x 2.50m (8'2")
Dining Room	4.90m (16'1") x 3.65m (12')
Utility	2.60m (8'6") x 2.40m (7'10")
Shower Room	3.00m (9'10") x 1.70m (5'7")
Bedroom 1	3.95m (13') x 3.50m (11'6")

Bedroom 2	3.30m (10'10") x 2.70m (8'10")
Bedroom 3	3.50m (11'6") x 2.20m (7'3")
Garage	4.95m (16'3") x 2.60m (8'6")

Gross internal floor area (m²): 115m² | EPC Rating: D

Extras: Freestanding appliances may be available by separate negotiation.



THE LOCATION

The popular area of Glenmavis is a great place to call home. The transport links by bus are frequent to the nearby towns of Coatbridge and Airdrie where rail links mean Glasgow City Centre and all its shops and attractions are attainable in a mere 30 minutes or so.





For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are easily accessible on a daily basis. There is a good range of schools that are commutable in the vicinity and various amenities within easy reach making it a very popular place to live.



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