





Nestled in the heart of a picturesque, leafy village, this charming end-terraced house in Caldercruix is the perfect blend of comfort and convenience. Boasting a thoughtfully designed layout, this home features an entrance porch, lounge, a sleek new breakfasting kitchen, two double bedrooms, shower room, a multiple vehicle driveway and gardens. The property further benefits from gas central heating and newly fitted double glazing throughout.

MQ Assisted Move, Part Exchange and 95% mortgages are available.

#### LOUNGE

15' 2" x 12' 9" (4.626m x 3.9m) A bright and airy lounge welcomes you with ample space for relaxation and entertaining. The floor to ceiling window floods the room with natural light.

#### BREAKFASTING KITCHEN

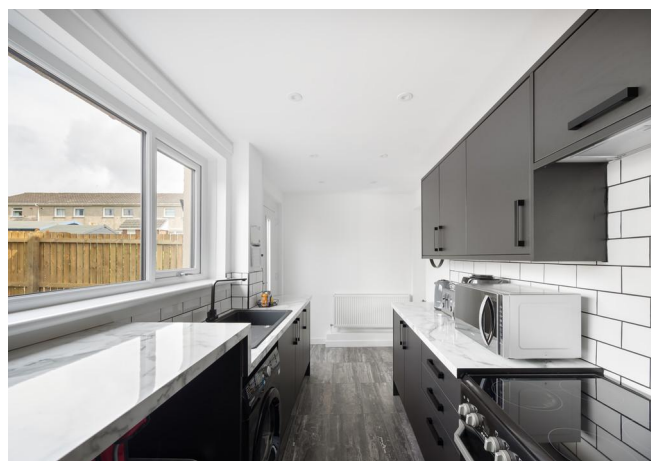
16' 4" x 6' 6" (5m x 2m) Recently updated, the kitchen offers contemporary fittings and fixtures, ideal for culinary enthusiasts.

#### BEDROOM ONE

13' 1" x 10' 5" (4m x 3.18m) The primary bedroom overlooks the front of the property. There is ample space for additional bedroom furniture and a large storage cupboard for additional storage.

#### BEDROOM TWO

12' 2" x 9' 6" (3.73m x 2.9m) The second bedroom overlooks the rear of the property and is a blank canvas for its next owner.



## SHOWER ROOM

9' 3" x 5' 5" (2.84m x 1.67m) A well-appointed shower room with walk in shower, WC and wash hand basin.

## GARDENS

The property benefits from a front and rear garden, side driveway and large garden shed. The front and rear garden are mainly laid to lawn, ideal for enjoying all year round.

## LOCATION

Beech Drive is in Caldercruix, a small village in North Lanarkshire which has great access to the neighbouring towns such as Airdrie, Cumbernauld and Glasgow. There is a variety of amenities available locally, including the local primary school and then there is larger retail and leisure opportunities a short drive away. There is regular train services from Caldercruix Train Station taking you to Bathgate, Edinburgh, Airdrie and Glasgow. The Airdrie to Bathgate Cycle Path runs along nearby as do many beautiful walks and paths up to the Hillend Lake.

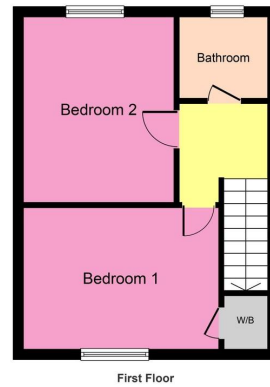
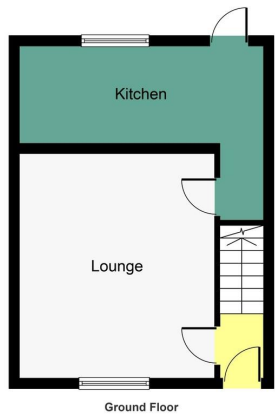
## VIEWINGS

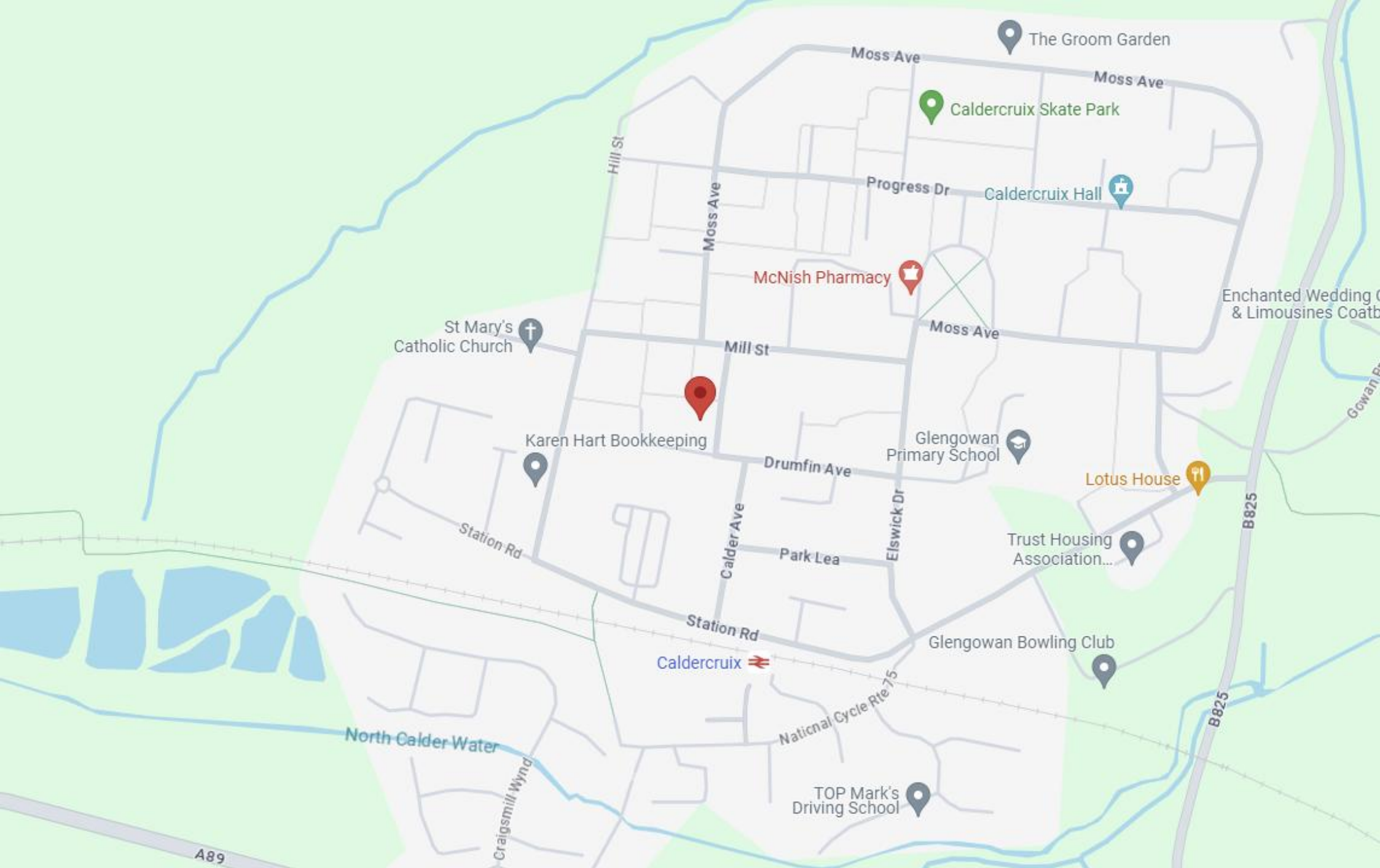
Viewing is by appointment only. Early internal viewing is recommended to appreciate all this beautiful home has to offer.

MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 9pm & Saturday & Sunday 8.30am - 9pm to arrange your viewing or valuation appointment.









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