






PROPERTY  
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Cumbræ Crescent  
Airdrie  
ML5 4PY

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## Offers Over £54,000

A very well maintained and nicely presented Ground Floor Flat which is in a quiet setting away from the main road and benefits from a really nice open outlook to the front.

The building itself is only two storey and in good condition with a re rendered exterior beneath a pitched, concrete tiled roof and entry is via security controlled access.

The communal entrance is well presented and from here another security door at the rear opens to a communal garden. There is a lawned front garden area with fence and the rear gardens themselves have slabbed areas with drying poles and borders.

Internally the apartment is a great size at c. 500 square feet and would be a great first home or indeed a very popular buy to let as is in a great setting close to amenities and transport links.

The accommodation is in great condition with a fresh interior, nice modern flooring a well stocked kitchen , modern double glazing and gas central heating with a modern central heating boiler.



Home Report Valuation  
£55,000



New double glazed front door leads to the hallway which is bright and spacious and has some great storage. There is a large double fronted storage cupboard, second shelved cupboard and a further cupboard which also houses the electric meters.

The main lounge/living room is in good order and has a large picture window to the front with great outlooks. Modern laminate floor.



The kitchen has a range of floor and wall storage units with integrated hob and oven and a stainless steel sink. There is ample worktop surface area on two sides, window to the rear and a brand new washing machine as well as a free standing fridge freezer.

Large double bedroom which also has a picture window at the front, fresh decoration and nice modern flooring. Ample space for free standing bedroom units and wardrobes.

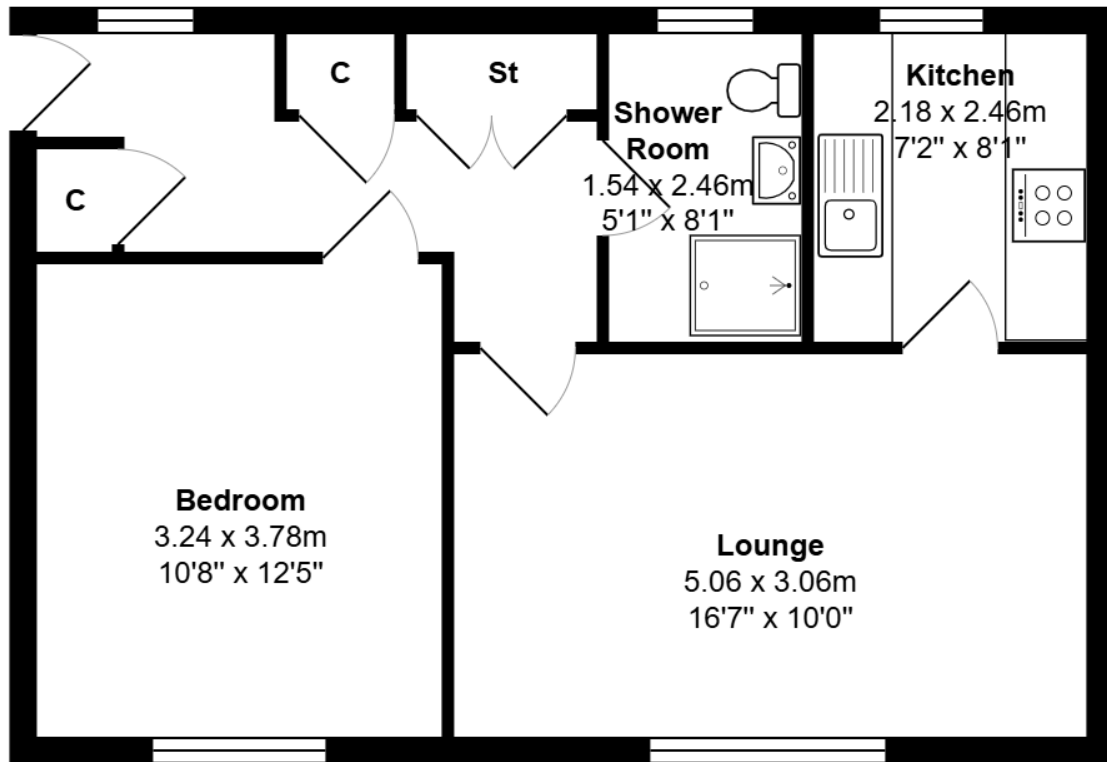


Modern shower room with three piece suite comprising corner shower stall and shower with mains thermostatic shower. Wash hand basin and w.c. Window to the rear.

The property further benefits from gas central heating and double glazing.

## Vendor Comments

*This has been a really good flat as we did a lot of work and decided to rent it out where it proved to be a very popular apartment.*



Total Area: 47.2 m<sup>2</sup> ... 508 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Location

Located in a popular setting this property is surrounded by amenities including shops, schools, and Airdrie Retail Park. Commuting is a breeze with easy access to major motorway networks and local rail links connecting to Glasgow and Edinburgh.





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