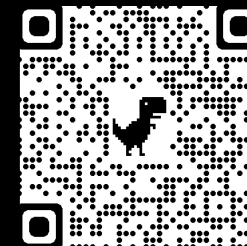


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## Airdrie

Glendale Avenue  
ML6 8DA

Council Band B

## 2 BEDROOM END OF TERRACE

End Terraced Property | Spacious Accommodation | Two Double Bedrooms | Modern Family  
Bathroom | Private Gardens | Driveway and Garage | Double Glazing | Gas Central Heating |

EPC - C



Arrange a viewing: 01555 661435  
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# Glendale Avenue, Airdrie



This well-presented end-terrace ex-local authority property offers spacious and practical accommodation over two levels, with the added benefit of double glazing, gas central heating, private gardens, driveway and garage. Ideally suited to a range of buyers, the home combines functional living space with low-maintenance outdoor areas. EPC - C

The property is entered from the front via a UPVC door into a welcoming entrance hallway, which provides access to the living room, kitchen, staircase to the upper level and a useful under stairs storage cupboard. The ground floor is finished throughout with oak-effect laminate flooring, creating a warm and consistent feel.

The living room is a bright, front-facing apartment featuring a bay-style window formation, allowing for excellent natural light. The room is neutrally decorated and further enhanced by a feature wooden fireplace incorporating an electric inset fire.



The kitchen is positioned to the rear and is fitted with a range of modern white gloss wall and base units. Appliances include a freestanding gas cooker with four-ring hob and extractor hood above. A large rear-facing window sits above a porcelain-effect sink with drainer, while a rear door provides direct access to the garden. Within the kitchen, there is a generously sized storage cupboard housing the gas boiler, along with a second internal door leading to a convenient downstairs WC, fitted with a WC and wash hand basin. This area benefits from quality laminate flooring and splash-panelled walls.

The upper landing gives access to two well-proportioned double bedrooms and the family bathroom, with the same laminate flooring continuing throughout.

Bedroom one is a spacious front-facing double room, complete with a built-in storage cupboard located over the stairwell.

Bedroom two is a rear-facing double bedroom, slightly smaller in size, and benefits from a traditional press-style cupboard as well as a large built-in wardrobe with sliding mirrored doors.



The family bathroom is fitted with a modern suite comprising a bath with shower over, WC and wash hand basin inset within a vanity unit. The space is finished with tile-effect laminate flooring and splash-panelled walls, while an obscured glazed rear-facing window provides natural light and ventilation.

Externally, the front garden is mainly laid to lawn with decorative red stone chip borders and is enclosed by a brick wall. A generous mono-block driveway runs along the side of the property, providing off-street parking and leading to a detached wooden garage.

The rear garden has been designed with ease of maintenance in mind, featuring areas of stone chips, mono-block pathways and paved patio sections, complemented by planted shrubs and pots. A further storage shed is also located within the garden grounds.

Early viewing is highly recommended to fully appreciate the accommodation on offer

Dimensions: (Sizes are at longest points)

Living Room: 4.09m x 3.88m

Kitchen: 5.19m x 2.7m

WC: 1.55m x 0.74m

Bathroom: 2.07m x 1.78m

Bedroom One: 5.04m x 3.10m

Bedroom Two: 3.92m x 3.68m





 **Morison & Smith**  
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#### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.